RECOMMENDATIONS

COMMUNITY PLANNING GROUP/STAFF'S/PLANNING COMMISSION

Project Manager **must** complete the following information for the Council docket:

CASE NO. 4925

STAFF'S
Please indicate recommendation for each action (i.e.: resolution/ordinance)

1. Resolution certifying Addendum No. 4925 to Final Environmental Impact Report No. 86-1032, and adopting the Mitigation, Monitoring and Reporting Program.

2. Resolution approving Vesting Tentative Map (VTM) No. 551809 and Easement Vacation No. 580203.

3. Resolution approving Planned Development Permit (PDP) No. 8075.

PLANNING COMMISSION (list names of Commissioners voting yea or nay)

YEAS: Golba, Otsuji, Naslund, Ontai
NAYS: Schultz, Griswold
ABSTAINING
NOT PRESENT: Smiley

Recommendations:

1. Certification by the City Council of Addendum No. 4925 to Final Environmental Impact Report No. 86-1032;
2. Approval by the City Council of Vesting Tentative Map No. 551809; Easement Vacation No. 580203; and Planned Development Permit No. 8075.
3. City Council require the Applicant to switch the four story buildings 8 and 9 with the three story buildings 12 and 13.
4. Applicant explore providing onsite solar generation for the common area functions of the project.

COMMUNITY PLANNING GROUP (choose one)

LIST NAME OF GROUP: **OTAY MESA**

__ No officially recognized community planning group for this area.

__ Community Planning Group has been notified of this project and has not submitted a recommendation.

__ Community Planning Group has been notified of this project and has not taken a position.

X__ Community Planning Group has recommended approval of this project.

__ Community Planning Group has recommended denial of this project.

__ This is a matter of City-wide effect. The following community group(s) has taken a position on the item:

000120 *In favor:*

Opposed:

By _____
Patricia Grabski, AICP
Development Project Manager

THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: February 2, 2009

TO: City Council Members

FROM: Patricia Grabski, Development Services Department P.G.

SUBJECT: **PLAYA DEL SOL SUPPLEMENTAL DISTRIBUTION OF THE STATEMENTOF OVERRIDING CONSIDERATION**

On January 20, 2009 Item 330; Playa del Sol, was continued time certain to 2 pm on February 17, 2009. The continuance was due to the necessity of providing the City Council with the project's Statement of Overriding Consideration 14 calendar days prior to the public hearing. On January 29, 2009 a copy of the project's Statement of Overriding Consideration and Addendum to Environmental Impact Report (EIR) No. 86-1032 were distributed to you. Please find attached a copy of original EIR; EIR No. 86-1032. A copy of the Water Quality Technical Report, Water Supply Study and the School Mitigation Agreement for Playa del Sol has also been attached.

THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: January 29, 2009

TO: City Council Members

FROM: Patricia Grabski, Development Services Department

SUBJECT: **PLAYA DEL SOL DISTRIBUTION OF THE STATEMENTOF OVERRIDING CONSIDERATION**

On January 20, 2009 Item 330, Playa del Sol, was continued time certain to 2 pm on February 17, 2009. The continuance was due to the necessity of providing the City Council with the project's Statement of Overriding Consideration 14 calendar days prior to the public hearing. Attached is a copy of the project's Statement of Overriding Consideration and Addendum to Environmental Impact Report No. 86-1032.

NOTE: THIS MATERIAL WAS DISTRIBUTED TO ALL COUNCIL MEMBERS AND MADE AVAILABLE TO THE PUBLIC AT THE FRONT COUNTER OF THE INFORMATION SECTION IN THE OFFICE OF THE CITY CLERK ON 01-30-09.

City of San Diego
Development Services

ENTITLEMENTS DIVISION
(619) 446-5460

ADDENDUM to an ENVIRONMENTAL IMPACT REPORT

Project No. 4925
Addendum to EIR No. 86-1032
SCH No. 85022015

SUBJECT: PLAYA DEL SOL: VESTING TENTATIVE MAP (VTM), PLANNED DEVELOPMENT PERMIT (PDP), AND EASMENT VACATIONS to allow for the construction of 16 multi-story condominium structures consisting of 1,578 multi-dwelling units on a previously graded 45.97 acre site. In addition, the project would include three recreational buildings totaling 9,608 square-feet and associated open space. The site is located within the Otay Mesa Community Planning area in the RM -3-7 Zone and California Terraces Precise Plan (Planning Area 6). (Northwest quarter of section 25, township 18 south, range 2 west, San Bernardino meridian) Applicant: Pardee Homes.

I. PROJECT DESCRIPTION:

The proposed project would allow for the construction of 16 multi-story condominium structures consisting of 1,578 multi-dwelling units on a previously graded 45.97 acre site (Figure 1). The 16 residential buildings being proposed would consist of 10 four-story buildings and 6 three-story building and the units would range from one to four bedrooms (Figure 2). Two levels of underground parking would be provided within each of the residential buildings. In addition, the project would include three recreational buildings totaling 9,608 square-feet, which would include, but would not be limited to, fitness centers, racquet ball courts, and assembly rooms (Figure 3). Common space areas would include, but not be limited to, 3 swimming pools, a tennis court, picnic areas and three tot lots. The approved VTM would subdivide the site into three lots for residential condominium development and one Home Owner's Association (HOA) lot.

Although the site was mass graded in 1997 through 1999, with approval of the California Terraces Precise Plan and Vesting Tentative Map (LDR No. 86-1032), implementation of the proposed project would require finish grading of the entire 45.97 acre site. The project site has been continually cleared of weeds and vegetation ever since the original approval. The new grading would consist of cuts and fills on the order of 20 feet and 15 feet and would result in the export of 70,000 cubic yards of soil export. The final grading

and landscaping of the project area is consistent with the approved Precise Plan and certified EIR.

Access to the site would be provided from two locations along the future Old Otay Mesa Road/proposed public Street A and Del Sol Boulevard. The project would provide 2,507 automobile parking spaces, 165 motorcycle spaces, and 980 bicycle spaces.

The proposed project would vacate a retention basin and a temporary construction easement, which are located in the southern portion of the project site. The easements were both necessary for the widening of Otay Mesa road and are no longer necessary since the road widening is complete. Both of these easements were recorded in June 1999 per document number 1999-0400948. The site is divided into four lots, which would include Lots 1 through 3 and Parcel A. Lots 1 through 3 would include multi-dwelling units and recreational buildings as described above. Parcel A is a drainage easement that was granted to the San Ysidro High School District per document number 2004-1209006.

II. ENVIRONMENTAL SETTING:

The project site is located in the southern portion of the California Terraces Precise Plan area. The California Terraces Precise Plan area is situated in the northwestern portion of the Otay Mesa Community Plan area in the City of San Diego. The precise plan area is located between Interstate 805 (I-805) and Heritage Road, with the western boundary approximately one-quarter mile east of I-805 and the eastern boundary approximately three-quarters of a mile west of Heritage Road (Figure 4). The area is bounded to the north by the Dennery Ranch Precise Plan area, on the northeast by the Hidden Trails Precise Plan area, on the southeast by the Santee Investments Precise Plan area, on the southwest by the El Mirador Precise Plan area, and on the west by I-805. Topographically, the precise plan area is dominated by a large, flat mesa top at an elevation of approximately 500 feet above mean sea level (MSL). The mesa top has been dissected in the north, west, and south by steep canyons which are generally north and southwest trending. The majority of the California Terraces Precise Plan area has been either graded or developed as part of the mass grading of the precise plan area subsequent to the precise plan's approval.

The proposed Playa Del Sol project site is vacant and has been previously mass graded as part of the California Terraces Precise Plan. The Playa Del Sol project site has been maintained for brush management and drainage by keeping it clear of vegetation. Elevations on the Playa del Sol project site range from approximately 525 MSL at the northeast corner to approximately 500 MSL at the southwest corner.

The proposed development site is within an existing urbanized area currently served by police, fire, and emergency medical. Fire response times are calculated using Emergency Response Management System (ERMS) programming and are routed point to point (from the Fire Station to the address) and includes a standard chute/turnout time. The fastest response time would come from Fire Station 6 at Twining & Palm Av and would equal 4.5 minutes. The project is located in police Beat 713. The average response times, in

minutes, for beat 713 are as follows: 10.4 for Emergency calls, 16.7 for priority one calls, 33.6 for priority two calls, 71.6 for priority three calls and 50.6 for priority four calls.

III. PROJECT BACKGROUND

In 1994, the City of San Diego certified the final Environmental Impact Report (FEIR) for the California Terraces Precise Plan (LDR No. 86-1032, SCH No. 85022015). The project site is located within the southern portion of this precise plan area. This precise plan included approximately 665 acres in the western portion of Otay Mesa with 5,375 residential dwelling units, 24.4 acres of commercial uses, 153.4 acres of open space, four school sites totaling 53.6 acres, three parks totaling 26.2 acres, and other public facilities. At the time the 1994 California Terraces Precise Plan FEIR was certified, the following actions were approved by the City of San Diego City Council: Precise Plan, Master Rezone, Vesting Tentative Map, Hillside Review Permit, Resource Protection Ordinance Permit, Planned Residential Development, Small Lot Overlay Zone, and Community Plan Amendment. In addition, the original project approval for the Precise Plan and VTM included a U.S. Army Corps of Engineers 404 Permit, a Biological Opinion from the U.S. Fish and Wildlife Service, and a substantial conformance review by the City of San Diego for consistency with the Multiple Species Conservation Program (MSCP).

IV. ENVIRONMENTAL ANALYSIS:

The following environmental issues were considered during the initial review of the proposed project and in the FEIR and determined to be potentially significant and required subsequent analysis and or discussion as part of the Addendum: Land Use, Transportation/Circulation, Biology, Historical Resources, Landform Alteration/Visual Quality, Geology Soils, Water Quality, Noise, Paleontology, Human Health and Public Safety, Air Quality, Water Supply, Waste Management, Public Services, and Utilities.

Land Use

Deviations to Development Standards

The proposed project will require a Vesting Tentative Map and a Planned Development Permit to amend Precise Plan and Vesting Tentative Map and prior discretionary permits (LDR NOS. 86-1032 and 90-0574) of the California Terraces Precise Plan. The project would require deviations to the development standards of the City of San Diego Land Development Code (LDC) for street side yard setbacks and height regulations of the RM-3-7 zone specific to the following:

Lot 1: Two deviations to required street side yard setbacks. The project proposes a 30-foot minimum street side yard setback along Otay Mesa Road and a 15-foot minimum side yard setback along the northern side of the lot where 76-foot (10 percent of the lot width) street side setbacks are required.

Lot 2: Two deviations to required street side and side yard setbacks. The project proposes a 20-foot minimum street side yard setback along A Street and a 12-foot minimum side yard setback along the western side of the lot where 76-foot (10 percent of the lot width) street side setbacks are required.

Lot 3: Two deviations to required street side and side yard setbacks. The project proposes a 40-foot minimum street side yard setback along Del Sol Boulevard and a 15-foot minimum side yard setback along the south western side of the lot where 75-foot (10 percent of the lot width) street side setbacks are required.

The proposed project also proposes a deviation from the 40-foot height limit to a maximum of 58 feet. The highest roofline of any of the 16 buildings would be 52 feet- the additional 6 feet is for the elevator towers. The rooflines range in height from 40 to 52 feet, and with the elevator towers, the overall heights are 46 to 58 feet high. The tallest structures are located towards the southern end of the project and are generally located away from the existing single-family residences to the north.

Airport Consistency

The Playa Del Sol project has been found to be in compliance with the Federal Aviation Administration's (FAA) Title 14, Part 77 notification criteria and is not required to submit a "Notice of Construction or Alteration" to the FAA prior to obtaining building permits because the project:

- Does not have structures that exceed 200ft above ground level;
- Is not within 20,000 feet of an airport and will not exceed the slope ratio;
- Does not involve construction of a traverse way (i.e. highway, railroad, waterway etc...);
- Will not emit frequencies, and it does not meet the conditions of the FAA Co-location Policy
- Will not be in an instrument approach area and might exceed part 77 Subpart C; and
- Will not be on an airport or heliport.

The FAA's Notice Criteria Tool was utilized to make this determination using the elevations of the two structures that would be closest to Brown Field Municipal Airport (Brown Field). Building 8, which is proposed at the northeastern corner of the site, has a site elevation of 530 feet and the proposed structure height would be 55 feet. Building 4, which is at the southeastern corner of the site, has an elevation of 531 feet and the proposed structure height would be 58 feet. Therefore, the project does not exceed the height level (200 feet above ground level) which requires FAA notification.

The only airport within the vicinity of the proposed project is Brown Field, which is located approximately 1.3 miles to the east. Pursuant to state law, a Comprehensive Land Use Plan (CLUP) was adopted by SANDAG in September 1981. According to the CLUP, the proposed project site is located outside of the Airport Influence Area (AIA), is

not affected by Flight Activity Zones (FAZs), and would not be subject to excessive noise volumes associated with aircraft overflight operations.

Under the San Diego County Regional Airport Authority (Airport Authority) Act, the Airport Authority Board has been designated as the Airport Land Use Commission (ALUC) for the County of San Diego. A major function of the ALUC is to update existing Airport Land Use Compatibility Plans (ALUCPs) (formerly known as CLUPs) for airports with San Diego County, including Brown Field. The Airport Authority began the update of the Brown Field CLUP (now ALUCP) in 2004 and has not yet completed the update.

Multiple Species Conservation Program

The Playa Del Sol project area is not adjacent to the Multi-Habitat Planning Area (MHPA); therefore, MHPA guidelines would not apply to the proposed project. Proposed impacts to land use are consistent with the Findings in the California Terraces Precise Plan FEIR and no new mitigation measures are required.

Transportation/Traffic Circulation

The California Terraces Precise Plan FEIR concluded that implementation of the Precise Plan could result in trip generation volumes that would have a significant impact on the Horizon Year regional traffic circulation system in the Otay Mesa planning area. Mitigation was identified to reduce these impacts to below a level of significance. An updated traffic analysis was prepared in March 2008 to evaluate the possible traffic impacts from development of the Playa Del Sol project (Appendix A). The traffic analysis determined that the project would generate a total of 9,432 average daily trips (ADT) with 755 occurring during the AM peak hour and 849 occurring during the PM peak hour. The traffic analysis also determined that for both near-term and horizon year 2030 conditions, the project is expected to result in no additional significant traffic impacts other than those previously identified in the FEIR for the original VTM. The proposed near-term and horizon-year improvements listed below would be assured prior to issuance of the first building permit.

Near Term

Near-term project traffic impacts would be less than significant for all local street and freeway segments and intersections. In accordance with the mitigation measures contained in the California Terraces FEIR, the proposed project would build Street A as a four-lane major street. Additionally, a right-in-out-only access to Otay Mesa Road would be provided at the Street A/Otay Mesa Boulevard intersection. When Street A is completed as four-lane major roadway, the proposed project would signalize the two project driveways on Street A to accommodate left turns in and out of the projects. The Del Sol Boulevard driveway will be signalized when warranted, which is anticipated to occur with the completion of Del Sol Boulevard to the west of the project site.

Additionally, the California Terraces VTM was conditioned in the FEIR to construct Ocean View Hills Parkway between Del Sol Boulevard and Otay Mesa Road. This off-

site roadway improvement would be constructed by other projects prior to issuance of the first Playa Del Sol building permit.

Horizon Year

Under Year 2030 horizon year conditions, project traffic impacts would be less than significant for local street segments and intersections. The California Terraces VTM and the Otay Mesa Community Plan have anticipated the Playa Del Sol project, and no new horizon year traffic impacts are expected beyond those identified and mitigated by the California Terraces Precise Plan FEIR.

The California Terraces Precise Plan FEIR identified impacts and mitigation for freeways I-805 and State Route 905 (SR-905) that would include the addition of high-occupancy vehicle (HOV) lanes. Caltrans' current plans for I-805 include two additional managed lanes that would mitigate significant impacts. Project impacts to I-805 would be less than significant with these assured improvements.

As previously identified in the California Terraces FEIR, the proposed project is expected to have a significant impact to the SR-905 segment from the I-805 to Heritage Road interchanges, based on the initial Caltrans lane construction that does not include HOV lanes. In accordance with mitigation outlined in the California Terraces FEIR, the proposed project would provide a fair share contribution towards the future SR-905 HOV lanes. The HOV Lane fair share contribution is fully described in the traffic report prepared for the Playa del Sol project.

Although the project would not result in significant impacts at the West Bound on-ramp to the SR-905/Caliente Avenue, the project applicant would provide a fair share contribution to construct an additional southbound lane at the future SR-905/Caliente Avenue WB on ramp as a design enhancement to facilitate queuing. The details of this fair share contribution are fully described in the traffic report prepared for the Playa Del Sol project. In summary, proposed project impacts to transportation are consistent with the Findings in the California Terraces Precise Plan FEIR and no new mitigation measures are required. All previously identified impacts would be mitigated by the improvements identified in the original FEIR.

Parking

The proposed project would provide 2,507 automobile parking spaces, 114 accessible spaces, 165 motorcycle spaces, and 980 bicycle parking stalls. The parking has been determined to be adequate and in compliance with the parking requirements of the Land Development Code.

Biological Resources

The project site was mass-graded with approval of the California Terraces Precise Plan. The property is bounded by open space to the west; however, the site is planned for development and is not in or directly adjacent to the Multi-Habitat Planning Area (MHPA). Biological resources on the project site were previously addressed as part of the

California Terraces Precise Plan FEIR. No new impacts to biological resources would result from the implementation of the proposed project.

Landform Alteration/Visual Quality

The California Terraces Precise Plan FEIR identified significant visual quality impacts resulting from development of the precise plan area. These impacts would result from the construction of large manufactured slopes that would be visible from roadways. The Playa del Sol project site is relatively flat and has been previously graded and kept clear of vegetation for brush and drainage management purposes.

Implementation of the proposed project would transform the graded, but undeveloped site into a residential community. The original California Terraces Precise Plan area, including Playa Del Sol, was mass graded. At the time of mass grading, site-specific grading techniques were implemented, as set forth in the FEIR and Mitigation Monitoring and Reporting Program. The proposed finish grading includes raising the overall elevation throughout the site and the excavation and export of approximately 70,000 cubic yards to accommodate the two levels of underground parking associated with each of the 16 multi-dwelling unit buildings. The proposed finish grading would implement the grading techniques set forth in the FEIR and Mitigation Monitoring and Reporting Program. No new mitigation measures beyond those set forth in the FEIR are required.

Historical Resources

The California Terraces Precise Plan FEIR concluded that impacts to significant cultural resources would occur as a result of the development of the precise plan area. Mitigation, in the form of implementing a cultural data recovery program, would reduce impacts to below a level of significance.

The Playa Del Sol project site has been previously mass graded in accordance with the mitigation plan approved in the California Terraces Precise Plan FEIR. All historical resources on the proposed project site were previously addressed as part of that FEIR. No new cultural resource impacts would result from implementation of the proposed project. Therefore, further mitigation would not be required.

Geology/Soils

The California Terraces Precise Plan FEIR identified potentially significant impacts relating to erosion from implementation of the brush management and irrigation plan. Mitigation measures were adopted in the FEIR to reduce these impacts to below a level of significance.

The project area is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. According to the City of San Diego's *Seismic Safety Study*, the project area lies within Geologic

Hazard Category 53. Hazard Category 53 is defined as ". . . level or sloping terrain, unfavorable geologic structure, and low to moderate risk." An updated Geotechnical Investigation was prepared by GEOCON, Inc. (2006) to assess the geologic conditions of the proposed project site. The report concluded that proper engineering design would ensure that the potential for geologic impacts from regional hazards would be insignificant. Project design features include proper geotechnical engineering design measures that would be implemented as conditions of the permit. Proposed impacts to geology are consistent with California Terraces Precise Plan FEIR and no new mitigation measures are required.

Human Health/Public Safety/Hazardous Materials

The California Terraces Precise Plan FEIR did not identify any significant public safety impacts resulting from the development of the precise plan area. Issues identified with the potential to result in public safety impacts included the proximity of the planning area to Brown Field and to natural open space.

Brown Field runways are close to the proposed project site, and the areas that could pose a significant risk to public safety from aircraft takeoff and landing patterns are described as Flight Activity Zones (FAZ). The FAZ for Brown Field are the land areas adjacent to the ends of the runways' primary surfaces, over which all aircraft using the airport must pass on either arrival or departure. The Playa del Sol project site is located entirely outside of the Brown Field FAZ boundaries and thus there are no significant safety impacts related to flight hazards.

The site is adjacent to vacant land to the east. However, this area is proposed for future development and thus significant impacts from the risk of fire from this area to the project site are considered to be less than significant. Regardless, the proposed "A Street" would provide an adequate fire break for Playa Del Sol until development of the vacant lot to the east is completed.

Water Quality

The California Terraces Precise Plan FEIR concluded that construction within the plan area and implementation of the brush management program could result in short-term impacts from erosion, both on- and off-site. Mitigation measures identified in the FEIR reduced impacts to below a level of significance.

A Preliminary Drainage Report was prepared by Project Design Consultants (January 2007a). The study found that runoff from the project site and Lot 116, which is located directly adjacent to the project site on the west side generally sheet flows from north to south and enters an existing private 42-inch storm drain that traverses southwesterly across Lot 116. The 42-inch pipe discharges to an existing 72-inch pipe that conveys the flow across SR-905 and discharges into an unnamed canyon. Drainage from the developed project site would be collected by inlets that connect into this existing stormdrain system at the western boundary of the site. The initial estimate of peak, 50-year storm runoff discharges contributed by the project site has been increased by 20.9

cubic feet per second due to changes in land use and flow path of the runoff. This additional runoff will be detained in an on-site, underground vault, detention basin located adjacent to the point of connection with the existing 42-inch pipe, partially underneath a proposed half-court basketball court. This detention facility is only for peak flow attenuation, and is not a water quality best management practices (BMPs). Impacts from the increase of runoff from the project site are less than significant.

A Water Quality Technical Report was prepared by Project Design Consultants (January 2007) and is available for review in the office of the Development Services Department and is summarized below.

According to the report, storm water generated on-site would discharge to an unnamed canyon, to the southwest of the project site. This canyon drainage is not a direct tributary to a 303(d) listed water body or a 2002 Monitoring List water body.

Site design, source control, project specific and treatment BMPs would be incorporated into the proposed project's design. The project proposes the use of Continuous Deflective Separation (CDS) units as a treatment control BMP to be installed prior to the discharge to the existing 42-inch drainpipe. The CDS system would be equipped with an oil baffle and oil sorbent media to treat runoff from the site's streets and gutters. As a condition of project approval, the applicant would execute a maintenance agreement for ongoing permanent maintenance of these BMPs with HOA, satisfactory to the City Engineer, prior to the issuance of any construction permits.

The proposed project would be required to implement water quality measures identified in the previously certified FEIR as well as implement current City regulations that also comply with a municipal National Pollutant Discharge Elimination System (NPDES) storm water permit. The municipal NPDES permit requires that the City implement storm water regulations for new development, which are to be presented in a document referred to as a Standard Stormwater Mitigation Plan (SUSMP). The City has adopted and implemented the City of San Diego Storm Water Standards. The project's consistency with the City of San Diego's Storm Water Standards would preclude direct and cumulatively considerable water quality impacts. Therefore, no new mitigation for water quality beyond what was identified in the FEIR would be required.

Noise

The California Terraces Precise Plan identified usable exterior areas adjacent to Del Sol Boulevard, Ocean View Hills Parkway, Otay Mesa Road, and Street A. The original VTM required noise walls ranging from three to ten feet in height to attenuate noise levels to within City noise standards.

A Noise Review of the proposed project was prepared by RECON Environmental (June 2006). The study found that based on a review of the site plan and architectural plans for the currently proposed project compared to what was originally anticipated for the site, the usable outdoor areas are now located in the center of the project site. The proposed multi-dwelling units would shield the usable outdoor areas from roadway noise. As such,

the need to provide noise barriers along these adjacent roadways identified in the previous FEIR would not be required under the new VTM for the Playa Del Sol development.

An interior acoustical study would be required for the proposed project prior to the issuance of building permits to ensure that the interior noise levels would meet the 45 Community Noise Equivalent Level (CNEL) noise level standard. The interior study would be based on the detailed architectural plans for the multi-family units along Del Sol Boulevard, Ocean View Hills Parkway, Street A, and SR-905. No other noise measures would be required.

Paleontological Resources

The California Terraces Precise Plan FEIR identified impacts to paleontological resources as potentially significant. The FEIR incorporated mitigation measures to reduce this impact to below a level of significance.

According to CEQA (California Environmental Quality Act) Significance Determination Thresholds (City of San Diego 2007), impacts to areas assigned a high resource sensitivity would be significantly impacted if grading quantities meet or exceed 1,000 cubic yards of excavation at a depth of 10 feet or greater. Impacts to areas assigned a moderate resource sensitivity would be significantly impacted if grading would exceed 2,000 cubic yards and extend to a depth of 10 feet or greater.

The site is underlain by an unnamed terrace deposit considered equivalent to Lindavista Formation and San Diego Formation. These formations have a moderate and high sensitivity, respectively. Since the significance thresholds would be exceeded through implementation of the proposed project, as stated in the FEIR for the Precise Plan, significant impacts to paleontological resources would result. These impacts comprise impacts already identified as significant in the Precise Plan EIR and do not comprise new significant impacts. Pursuant to the Precise Plan FEIR, monitoring would be required during grading to mitigate project-level impacts to below a level of significance.

Public Services

The California Terraces Precise Plan FEIR identified potentially significant impacts to schools due to the overcrowding of those facilities. The FEIR identified the payment of school fees as a condition of each individual VTM within the precise plan area to mitigate impacts to schools to below a level of significance. In addition, a school mitigation agreement was entered into with the San Ysidro School District where the developer has agreed to a cooperative effort with the district to help fund school facility needs.

The proposed project would be served by Ocean View Hills Elementary School (grades kindergarten through 8) located immediately west of the project site, which is within the San Ysidro School District and the Sweetwater Union High School District (grades 9 through 12). As specified in a mitigation agreement between the project applicant and

both school districts, all impacts to school services would be mitigated to below a level of significance.

Utilities

The California Terraces Precise Plan FEIR determined the capacity requirements for the overall precise plan area, including the proposed project site, and identified potentially significant impacts to sewer and water service. Mitigation measures were identified to reduce impacts to below a level of significance.

A sewer report was completed by Project Design Consultants in 2006 which concluded that the proposed sewer system does not cause the existing downstream facilities to exceed their capacity due to the redirection of flow from Princess Park and the San Ysidro High School site to the Otay Mesa Trunk Sewer. The report also found that the proposed sewer system and downstream pipes meet the Metropolitan Wastewater Department design criteria. No significant impacts would result. No additional mitigation measures, other than those identified in the previous FEIR would be required to provide adequate sewer service. No significant impacts would result.

The California Terraces Water Study Amendment No. 3 was completed by PBS&J and approved by the City of San Diego in August 2006. This study determined that the proposed onsite water system would need to be comprised of 12-inch water lines. The study also indicated that two connection points to existing water mains are necessary: one connection to the 12-inch water main in Del Sol Boulevard and another to the 30-inch main in Ocean View Hills Parkway. No additional mitigation measures, other than those identified in the previous FEIR, would be required to provide adequate water service. No significant impacts would result.

Water Supply

The California Terraces Precise Plan FEIR concluded that site-specific studies would be required prior to the approval of future development within the Precise Plan area. Water use associated with the Playa Del Sol project was included as part of the original master planned California Terraces Water Study approved by the City in June 1998 and incorporated in the City's 2000 and 2005 Urban Water Management Plan (UWMP) water demand projections. However, construction of the backbone supply, delivery, and storage facilities, as well as most of the distribution system for California Terraces service area, occurred prior to the January 2002 water supply assessment requirements promulgated by Senate Bills (SB) 610 and 221.

Although the Playa Del Sol project represents one of the final planning areas within the California Terraces Precise Plan to be developed, the proposed project represents a new tentative subdivision map with more than 500 dwelling units. As such, a Water Supply Assessment (WSA) pursuant to SB 610 and Water Supply Verification (WSV) pursuant to SB 221 are required of the proposed project. To meet these requirements, the City Water Department prepared a Water Supply Assessment and Verification Report (WSAVR) in April 2008 (hereby incorporated by reference) that identifies existing and

planned water supply entitlements, water rights, water service contracts, and agreements relevant to the water supply for the City Water Department's service area, including the proposed project.

The WSAVR satisfies the legal requirements associated with the Subdivision Map Act, CEQA, and the Water Code, and concludes that there are sufficient water supplies to meet the projected demand associated with the project, in addition to existing and planned future uses within the City. The WSAVR concludes that based on a normal water supply year, the estimated water demands of 239,426 acre-feet (AF) in 2010 and 275,925 AF in 2030 would be met by available or planned water supply. Of these totals, approximately 84 percent would be supplied by County Water Authority (CWA) purchases of imported water in 2010 and 2030. Twelve percent of water supply would come from local surface water in 2010; 10.5 percent in 2030. Roughly 4 percent of water supply in 2010 would come from recycled water; increasing to 5.5 percent of supply by 2030.

Based on dry year forecasts, water supply would also meet projected water demands during single- and multiple-dry year scenarios. The WSAVR documents that for a single dry year a projected supply of 291,683 AF would be available in 2030, and for multiple-dry year conditions, a projected supply of 256,593 AF in 2010 and 295,242 AF in 2030 would be available within the Water Department service area.

The Playa Del Sol project water demands would account for approximately one-quarter of one percent of the City's total projected potable water supply under normal water year conditions. Project demands would impact single and multiple dry water year citywide projections to an even lesser degree.

The Water Verification findings presented in Section 5 of the WSAVR substantiate that sufficient water supply would be available to serve existing demand, project demand, and projected future water demands within the Water Department's service area, under normal and dry year forecasts. An adequate supply is further confirmed by the following from the CWA's 2005 Urban Water Management Plan (UWMP): "If the Water Authority and member agency supplies are developed as planned, along with implementation of Metropolitan's Integrated Resources Plan, no shortages are anticipated within the Water Authority's service area through 2030" (UWMP Section 8.3).

The WSAVR concludes that water supplies necessary to serve existing demand and future demands within the Water Department's service area including the proposed project, as well as the actions necessary to develop these supplies, have been identified and verified. Therefore, impacts to water supply from the proposed Playa Del Sol project would be less than significant.

Waste Management

Assembly Bill 939 enacted in 1989 required all California cities to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. By 2004, the City surpassed the required diversion rate (attaining 52 percent). However, because of continually dwindling landfill space and in accordance with Senate Bill 1020, the State legislature plans to increase the amount that must be diverted from local landfills to as much as 75%. As of 2006, the City has achieved 55 percent diversion. About 1.68 million tons of trash is produced annually in San Diego. At this rate of waste disposal, the City's only landfill, the Miramar Landfill, will be filled to capacity by 2012.

According to the City of San Diego's Significance Thresholds, projects that propose 50 units or more and are processing a community plan amendment may result in a significant solid waste impact. Projects with such impacts are required to prepare a solid waste generation/disposal plan which addresses demolition, construction and the occupancy phases of the project. As a condition of project approval for cumulative impacts to the landfill, a Waste Management Plan must be prepared by the applicant and approved by the Environmental Services Department. Compliance with this condition would reduce the project's contribution to cumulative waste management impacts to less than considerable. Therefore, no mitigation is required.

Air Quality

The California Terraces Precise Plan FEIR identified significant direct impacts to regional air quality due to increases in pollutant emissions caused by overall project related traffic. The precise plan incorporated mitigation measures, which would allow it to conform to the Regional Air Quality Strategies (RAQS), including the provision of bike lanes and pedestrian trails to reduce vehicle miles traveled. Further, applicants of future tentative maps within the precise plan area would be required to coordinate with the City to accommodate bus routes and associated stops within the project area. Incorporation of these mitigation measures at the future project level was found to reduce air quality impacts to below a level of significance.

The Metropolitan Transit Development Board (MTDB) currently has no plans to add a bus route along Ocean View Hills Parkway. Further, MTDB decides where bus stops go along their bus routes. As such, the proposed project would provide adequate space for MTDB to construct a bus stop consistent with the mitigation measure identified in the FEIR No additional impacts to air quality as a result of traffic will occur, and no new mitigation measures are required beyond those identified in the FEIR.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

The following Mitigation Monitoring and Reporting Program (MMRP) would implement the requirements from the previously adopted FEIR for the California Terraces Precise Plan FEIR, certified in 1994. Based on a review of the project plans, the previous FEIR and subsequent technical study updates, the following MMRP identifies measures which specifically apply to the proposed project.

Transportation/Traffic Circulation

As required in the California Terraces Precise Plan FEIR, prior to the issuance of the first building permit, the following near-term and horizon-year improvements shall be made.

Near-term

- Signalize the two project driveways on Street A Planning Area 6 (PA 6).
- Signalize(when warranted) Del Sol Boulevard/Project North Driveway D (PA-6).
- Signalize Ocean View Hills Parkway at Street A.
- Signalize Ocean View Hills Parkway at Otay Mesa Road.
- Ocean View Hills Parkway at Hidden Trail Road.
- Otay Mesa Road at Street A (after Otay Mesa Road is transferred back to the City).
- Construct Street A as a four-lane major street to the satisfaction of the City Engineer (PA-6).
- Construct a right-turn-in-and-out only intersection at Street A/Otay Mesa Boulevard, pending a Caltrans permit (PA-6).

In addition, the FEIR identified other projects' construction of off-site improvements including the construction of Ocean View Hills Parkway from Del Sol Boulevard to Otay Mesa Road (PA 13/14) and modification of the signalized Otay Mesa Road intersection at Caliente Avenue/Ocean View Hills Parkway (PA 13/14).

Horizon Year

For the FEIR-identified significant impacts to SR-905, the FEIR mitigation stated the following:

- Other public transit facilities such as ramp signalization on I-805, high occupancy vehicle (HOV) lanes on I-805 or SR-905, and park-and-ride lots would be the responsibility of Caltrans to study and develop as determined necessary. The project shall pay a fair share contribution towards the SR-905 HOV lanes construction.

Paleontological Resources

I. Prior to Permit Issuance

A. Entitlements Plan Check
   1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD
   1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
   b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
   c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
   d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
   a. No Discoveries
      In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
   b. Discoveries
      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
   c. Potentially Significant Discoveries
      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
   d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
      a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
      b. Recording Sites with the San Diego Natural History Museum
         The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
   2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
   3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
   4. MMC shall provide written verification to the PI of the approved report.
   5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VI. DETERMINATION:

The City of San Diego previously prepared a Final Environmental Impact Report for the project described in the subject block of the attached EIR conclusions.

Based upon a review of the current project, it has been determined that:

a. There are no new significant environmental impacts not considered in the previous EIR;

b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and

c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared. No public review of this addendum is required per CEQA. However, pursuant to the City of San Diego Municipal Code, a 14-day public review is required because the FEIR being addended was certified more than three years ago.

VII. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified for the current project. However, the FEIR for the original project identified significant unmitigated impacts relating to landform alteration/visual quality (direct and cumulative); biological resources; and traffic.

Because there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated CEQA

Findings which stated that specific economic, social, or other considerations made infeasible the mitigation measures or project alternatives identified in the FEIR. No new CEQA Findings are required with this project. The decision maker also needed to adopt a Statement of Overriding Considerations finding that the significant impacts were acceptable because of specific overriding considerations. Similarly, the decision maker must go on record and identify whether there is substantial evidence supporting a statement of overriding considerations specifically tied to this project. Adoption of a new Statement of Overriding Considerations is thus required.

VI. PUBLIC REVIEW DISTRIBUTION:

U.S. Government
- U.S. Fish & Wildlife Service (23)
- Department of Transportation, region 9 (2)

State of California
- Department of Fish & Game (32A)

Caltrans Planning, District 11 (31)
Caltrans, Division of Aeronautics (51)

City of San Diego
- Mayor's Office (91)
- Councilmember Hueso, District 8
- Development Services Department
  - Development Project Manager- Patricia Grabski (MS 301)
  - Permit Planner-Corey Braun (MS 501)
  - Transportation Development- Victoria Huffman (MS 501)
- City Planning and Community Investment Department
  - MSCP, Jeanne Krosch (MS 5A)
  - Theresa Millett (MS 4A)
- City Attorney, Shirley Edwards (MS 59)
- Fire and Life Safety (79)
- Library Department – Gov't Documents (81)
- Police Research & Analysis (84)
- Real Estate Assets Department (85)
- Historical Resources Board (87)
- Park and Recreation – Open Space Division (89)
- Environmental Services Department-Lisa Wood (93A)
- Water Department
- Metropolitan Wastewater Department – Mehdi Rastakhiz (MS 922)
- San Ysidro Community Service Center (435)

Others
- San Diego Transit Corporation (112)
- SDG&E (114)
- MTDB (115)
- San Diego Regional Airport Authority (110)
- County of San Diego, Air Pollution Control District (65)
- San Diego Unified School District (125)
- San Ysidro School District (127)
- San Diego City Schools (132)
- San Diego Community College District (133)
- Sierra Club, San Diego Chapter (165/165A)
- San Diego Audubon Society (167/167A)

Airport Relocation Committee (168)
California Native Plant Society (170)
Center for Biological Diversity (176)
Citizen's Coordinate for Century III (179)
Endangered Habitats League (182)
Clint Linton (215B)
Dr. Jerry Schaefer (208A)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
San Diego Natural History Museum (213)
Save Our Heritage Organization (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225A-R) **NOTICE ONLY**
- Barona Group of Capitan Grande Band of Mission Indians (225A)
- Campo Band of Mission Indians (225B)
- Cuyapaipe Band of Mission Indians (225C)
- Inaja and Cosmit Band of Mission Indians (225D)
- Jamul Indian Village (225E)
- La Posta Band of Mission Indians (225F)
- Manzanita Band of Mission Indians (225G)
- Sycuan Band of Mission Indians (225H)
- Viejas Group of Capitan Grande Band of Mission Indians (225I)
- Mesa Grande Band of Mission Indians (225J)
- San Pasqual Band of Mission Indians (225K)
- Santa Ysabel Band of Diegueño Indians (225L)
- La Jolla Band of Mission Indians (225M)
- Pala Band of Mission Indians (225N)
- Pauma Band of Mission Indians (225O)
- Pechanga Band of Mission Indians (225P)
- San Luiseno Band of Mission Indians/Rincon (225Q)
- Los Coyotes Band of Indians (225R)

Otay Water District – Robert Scholl
Otay Mesa Chamber of Commerce (231A)
Otay Mesa Planning Committee (235)
San Ysidro Planning and Development Group (433)
Kim Sheredy, ProjectDesign Consultants (Agent)
Pardee Homes (Owner/Applicant)

VII. RESULTS OF PUBLIC REVIEW:

(X) No comments were received for the revised draft addendum to the environmental impact report during the public input period.

( ) Comments were received but did not address the draft addendum to the environmental impact report. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft addendum to the environmental impact report were received during the public input period. The letters and responses follow.

Copies of the draft Addendum to the Environmental Impact Report, the previous Mitigation, Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Entitlements Division, or purchased at the cost of reproduction.

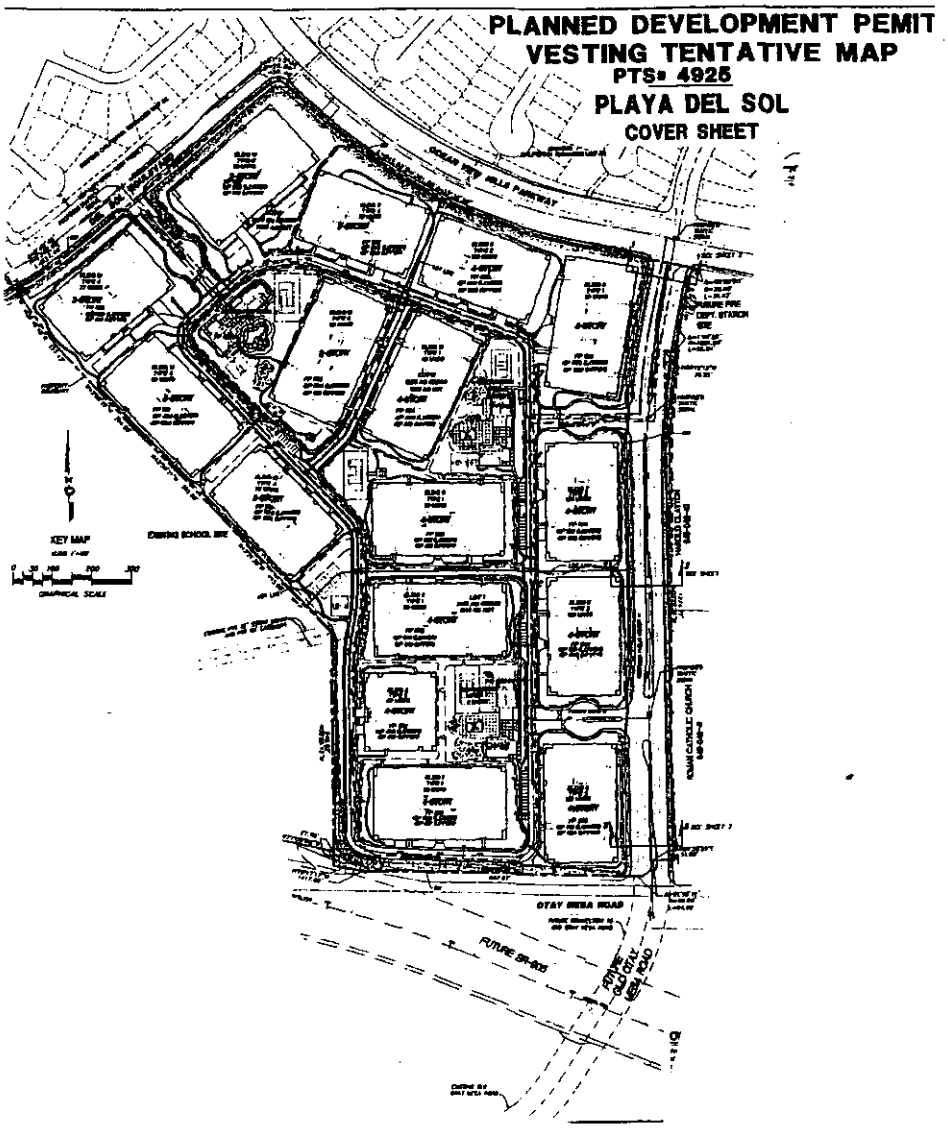
Attachments:
Figure 1- Site Plan
Figure 2- Multi-Dwelling Units (typical)
Figure 3- Recreational buildings (typical)
Figure 4- Location Map
California Terraces FEIR Conclusions (1994)

Myra Herrmann, Senior Planner
Development Services Department

October 15, 2008
Date of Draft Report

Analyst: Jeffrey Szymanski

October 30, 2008
Date of Final Report



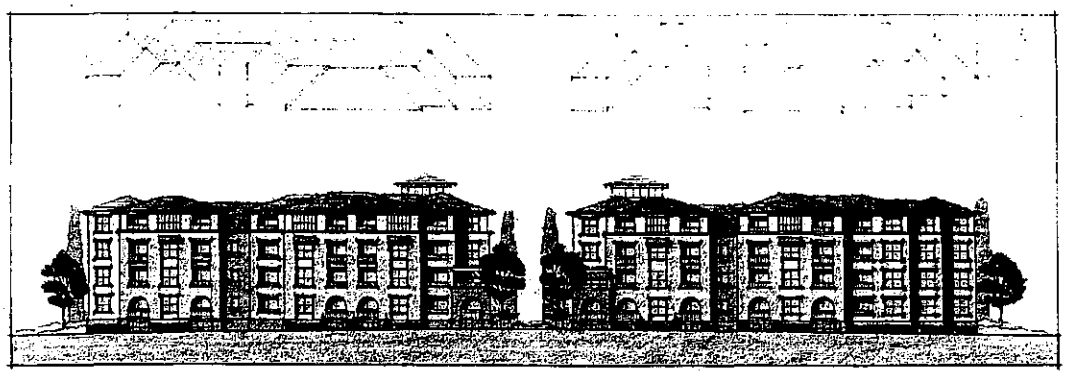
Site Plan

Playa Del Sol / Project No. 4925

City of San Diego – Development Services Department

FIGURE

No. 1



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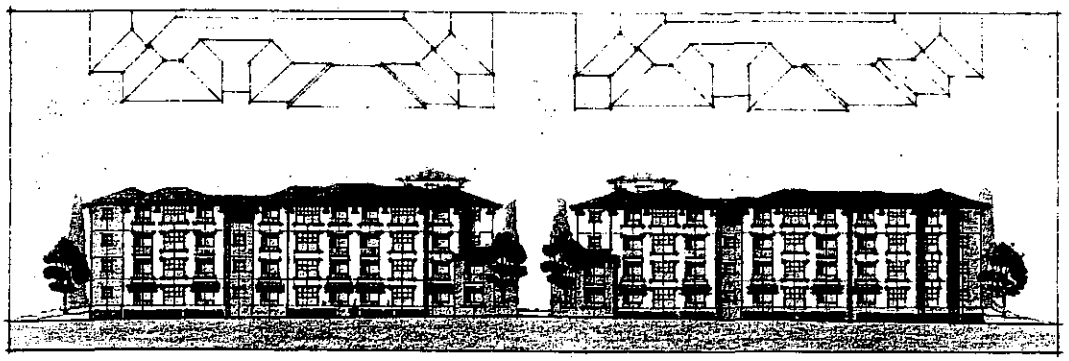

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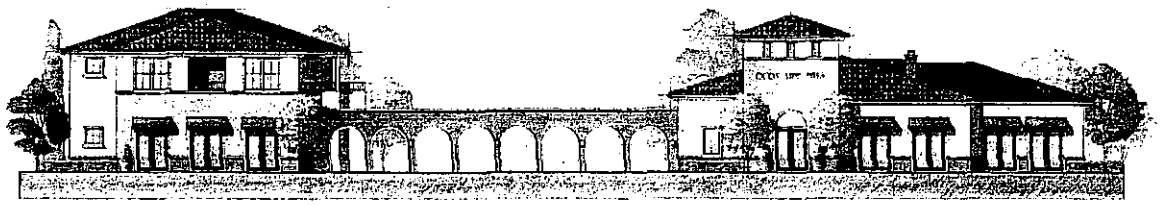
Multi-Dwelling Units

Playa Del Sol / Project No. 4925

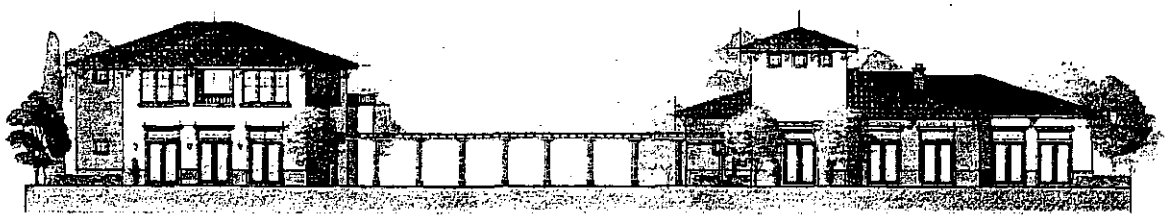
City of San Diego – Development Services Department

FIGURE No. 2

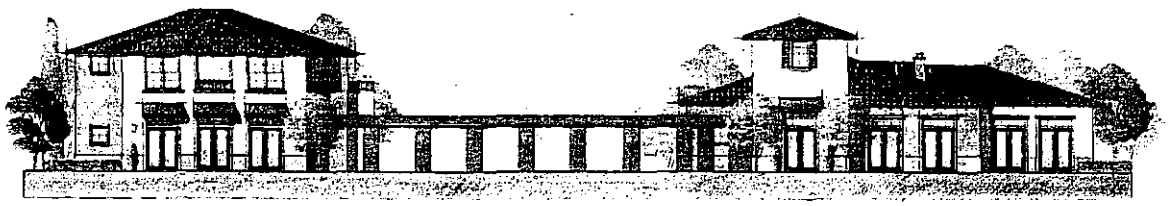
000623



Front Elevation
Style A



Front Elevation
Style B



Front Elevation
Style C

Recreational Buildings

Playa Del Sol / Project No. 4925

City of San Diego – Development Services Department

FIGURE

No. 3

000624

Traffic

The project redesign does not change the conclusions of the traffic report included in the Final EIR. However, subsequent to distribution of the Final EIR, Table 15 (Transportation Improvement Phasing) and Figure 39 (Precise Plan Proposed Street System and Buildout ADT) were modified by the Engineering and Development Department. The revised table and figure are attached.

Natural Communities Conservation Program/Multiple Species Conservation Plan (NCCP/MSCP)

The California gnatcatcher was listed as a threatened species on March 25, 1993 under the Federal Endangered Species Act (ESA) by the U.S. Secretary of the Interior. Subsequent to distribution of the Final EIR, the final Section 4(d) rule of the ESA became effective (December 10, 1993). The 4(d) rule allows the incidental take of the California gnatcatcher by allowing the City to approve the loss of up to 5% of existing coastal sage scrub habitat (through issuance of an Interim Habitat Loss Permit at the time of grading approval) while the MSCP is being completed. This approval must comply with the State NCCP guidelines which require findings relative to effect on regional preserve planning and mitigation. The applicant has chosen not to pursue an Interim Habitat Loss Permit from the City pursuant to Section 4 (d) of the EAS. Due to the lack of a mitigation proposal for impacts to California gnatcatcher habitat, the City would be unable to make the findings necessary to issue the interim permit. It would be the applicant's responsibility to obtain a permit from the U.S. Fish and Wildlife Service through Section 7 or 10 (a) of the ESA or some other vehicle, prior to the issuance of grading permits from the City.

Approval of the proposed project, as revised, would result in a direct loss of approximately 227 acres of coastal sage/maritime succulent scrub habitat. Up to 22 California gnatcatchers were observed on the project site at the time of the 1992 biological survey. The loss of this habitat is generally not consistent with the "Biological Standards and Guidelines for Multiple Species Preserve Design", an appendix to the Draft MSCP.

CONCLUSIONS:

The proposed California Terraces Precise Plan encompasses approximately 665-acres of vacant land located within the Otay Mesa Community Plan area. The California Terraces VTM (DEP No. 86-1032) consists of 543.5 acres, while the South Palm Vista VTM (DEP No. 90-0574) consists of 27.3 acres. The Precise Plan provides for development of 5,375 residential units over a total of 333.3 acres. The Precise Plan additionally includes five commercial sites totaling 24.4 acres, 153.4 acres of open space, four school sites totalling 54.7 acres, three parks totalling 25.7 acres, and other public facilities, all of which would be located within the associated California Terraces VTM.

City of San Diego

Memorandum

DATE: March 31, 1994

TO: All Interested Parties

FROM: Ann B. Hix, Principal Planner

SUBJECT: California Terraces Final Environmental Impact Report (DEP No. 86-1032)

Subsequent to distribution of the Final Environmental Impact Report (EIR) for the California Terraces Precise Plan and associated maps and permits in November 1993, the applicant revised the project in response to input from the Planning Commission. The redesign would preserve approximately 15 acres of an unnamed canyon which bisects the northwestern portion of the project site and contains coastal sage scrub and maritime succulent scrub habitats and supports several sensitive species. Additionally, the Transportation Phasing Plan and Proposed Street System were modified and the final 4(d) rule of the Federal Endangered Species Act became effective.

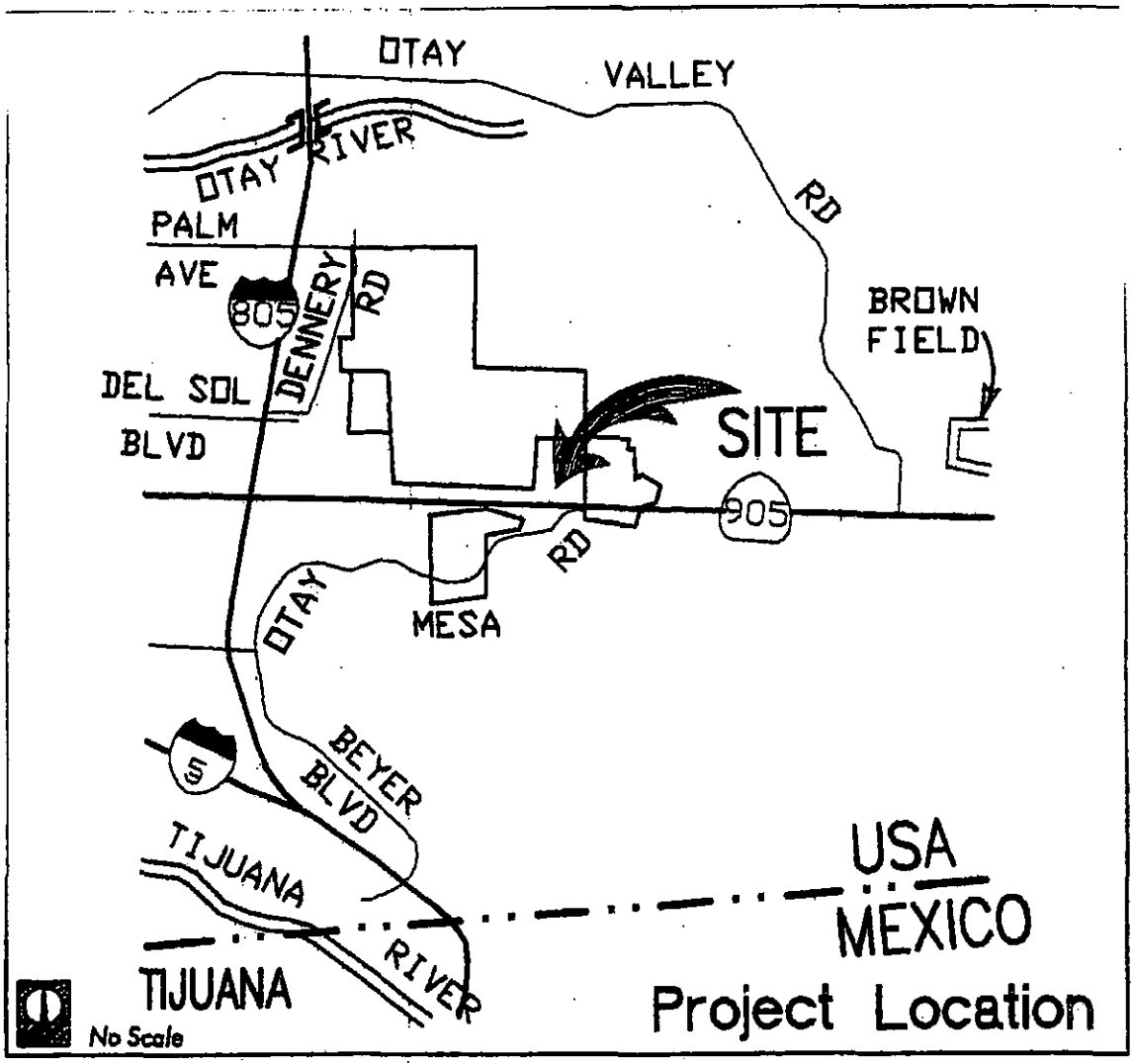
The Conclusions to the Final EIR have been revised to reflect these modifications and the attached EIR is being redistributed. The modifications are minor in nature and do not effect the overall impact analysis or conclusions as presented in the original EIR. The Candidate Findings and Statement of Overriding Considerations have not been modified and are, therefore, not being redistributed.

Sincerely

Cathy Whitehead for

Ann B. Hix, Principal Planner

ABH:cw



C00627

California Terraces 13/14

Location Map

Environmental Analysis Section Project No. 4987

CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 1

TABLE 15
TRANSPORTATION IMPROVEMENT PHASING
(continued)

Improvement	Threshold	
	Dwelling Units	Commercial Acres
Improve Otay Mesa Road as a six-lane major street between California Terraces "A" Street and Palm Avenue.	5,138	24.4
Improve Otay Mesa Road to six-lane major street standards between "A" Street and SR-905 ramps.	5,138	
Complete the construction of Palm Avenue as a six-lane primary arterial (with a separate westbound right turn lane onto the northbound I-805 ramp) between I-805 and west subdivision boundary.	5,138	
Construct Otay Mesa Road (extension of "A" Street) south of SR-905 as one half of a four-lane collector street to Parcel 26 access. Reserve four-lane collector right-of-way to southerly subdivision boundary.	N/A (subdivision map requirement)	
Construct Otay Mesa Road as one half of a four-lane collector street adjacent to Parcel 24 of California Terraces.	N/A (subdivision map requirement)	
Complete improvements of Otay Mesa Road to six-lane major street standards between east subdivision boundary and Palm Avenue.	5,375	
If SR-905 freeway is constructed prior to development of the south phase and CalTrans is unwilling to construct the future "A" Street bridge over SR-905 utilizing state funds, then construction of "A" Street will be a threshold condition of Parcels 24, 25 & 26 development.	(Only applies if SR-905 is completed before California Terraces build-out and CalTrans does not fund the bridge)	

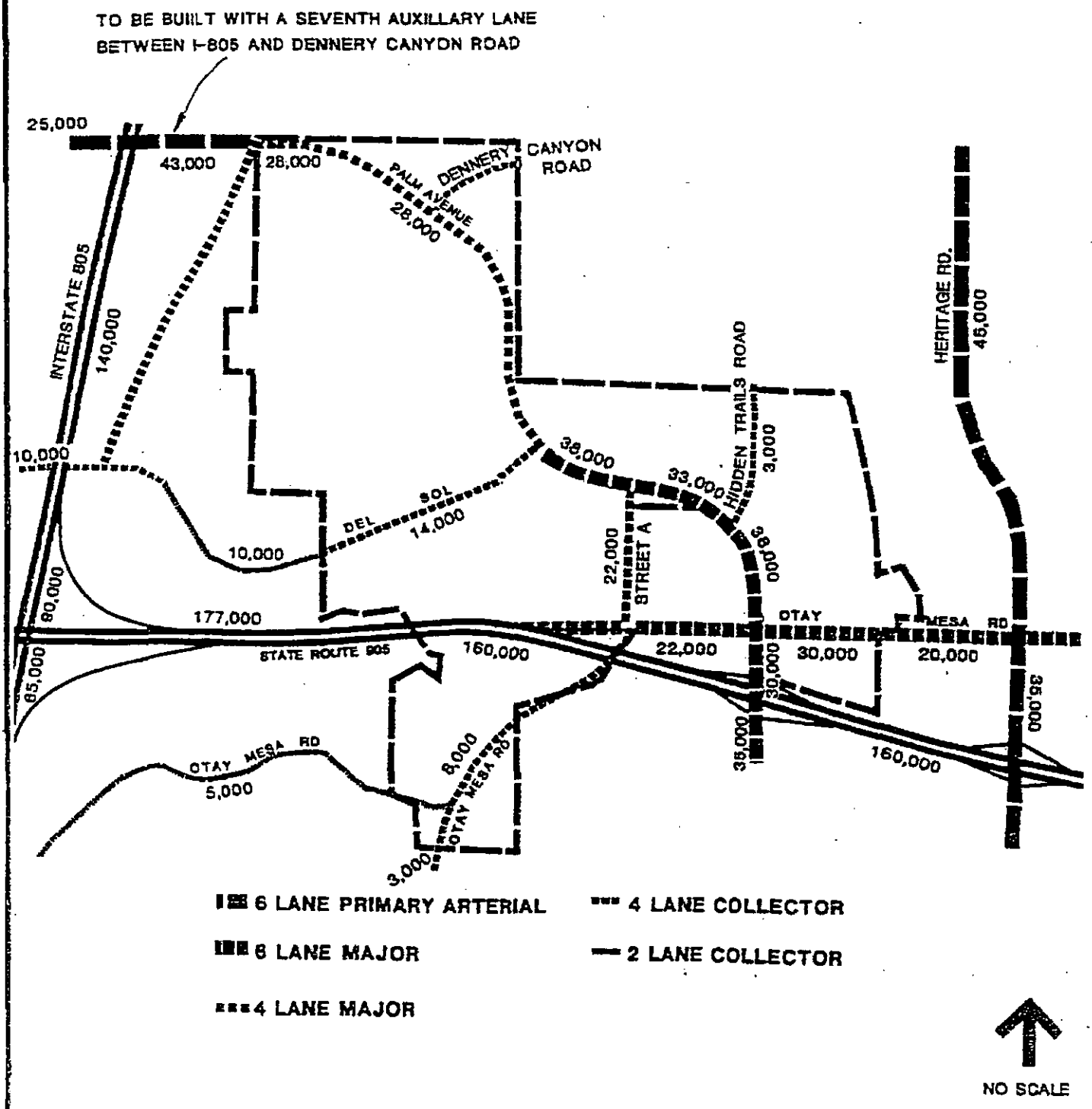
NOTES: Improvements to be assured to the satisfaction of the City Engineer before final maps for the listed thresholds can be approved.

"Threshold" indicates maximum amount of development allowed within California Terraces with assurance of the listed improvement.

Assured improvements to be completed, under contract, bonded, scheduled in the city Capital Improvements Program or Otay Mesa Financing Plan, to the satisfaction of the City Engineer.

This plan is intended to serve as a guideline for sequential development of street improvements. Because the geographic order of development is not certain, it may be necessary for the City Engineer to regularly review and revise this phasing plan in order to reflect current land development proposals and actual trip generation rates and trip distribution.

*Only if development has direct access.



SOURCE: PDC. 1990

REVISED PRECISE PLAN PROPOSED STREET SYSTEM
BUILDOUT ADT

TABLE 15 (1-19-94)
TRANSPORTATION IMPROVEMENT PHASING
SOURCE: CALIFORNIA TERRACES FINAL DEIR

Improvement	Threshold	
	Dwelling Units	Commercial Acres
Construct Palm Avenue as four lanes, two lanes each direction plus median, to primary arterial standards between I-805 and west subdivision boundary.	500*	
Construct Palm Avenue as four lanes to major street standards between first intersection and Dennery Canyon Road.		
Improve Palm Avenue/I-805 interchange as recommended in a project report. Improvements to be in place and operational.	1,513	5.5
Construct Palm Avenue as a four-lane major street between Dennery Canyon Road and Del Sol Boulevard.	1,513	5.5
Construct Palm Avenue as a minimum two-lane facility between Del Sol Boulevard and "A" Street to the satisfaction of the City Engineer.	1,513	5.5
Construct "A" Street, an ultimate four-lane major street, as a minimum two-lane facility between Palm Avenue and Otay Mesa Road to the satisfaction of the City Engineer.	1,513	5.5
Construct Del Sol Boulevard, north half, as two lanes, one half of a four-lane collector street along subdivision map frontage.	N/A (subdivision map requirement)	
Construct Del Sol Boulevard, south half, as two lanes of a four-lane collector street along subdivision map frontage.	N/A (subdivision map/school/park requirement)	
Complete the construction of Palm Avenue as a six-lane major street between Del Sol Boulevard and "A" Street.	3,934	8.4
Construct easterly partial improvements of "A" Street as a four-lane major street between Palm Avenue and Otay Mesa Road.	3,934	8.4
Construct Palm Avenue as a six-lane major street between "A" Street and Otay Mesa Road to the satisfaction of the City Engineer.	5,138	24.4

CALIFORNIA TERRACES
REVISED PRECISE PLAN VEGETATION IMPACTS

Habitat Type	Existing Acreage	Impacted Acreage*	Percent Remaining
Maritime succulent scrub	65.7	37~~40~~.0	~~44~~39
Diegan coastal sage scrub	286.0	190~~202~~.0	34~~30~~
Nonnative grassland	244.0	224.5	8
Southern mixed chaparral	1.8	0.0	100

*Including brush management impacts from Zones 2 and 3.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy, and/or final maps to ensure the successful completion of the monitoring program.

Mary Fabian
for Ann B. Hix, Principal Planner
City Planning Department

December 14, 1992
Date of Draft Report

November 16, 1993
Date of Final Report

March 24, 1994
Date of Revised Final Report

Analyst: O'Boyle

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency:

Federal Government
- U.S. Army Corps of Engineers
- Fish and Wildlife Service
- Environmental Protection Agency (EPA)
- Department of Agriculture, Soil Conservation Service
- International Boundary and Water Conservation
- Federal Aviation Administration (FAA)
- Department of Transportation
  - Division of Aeronautics
- U.S. Department of Justice
  - Immigration & Naturalization Service (INS)
- Border Patrol

State of California
- CALTRANS, District 11
- CALTRANS, Division of Aeronautics
- California Department of Fish and Game
- California Department of Transportation
  - Division of Aeronautics
- Regional Water Quality Control Board, Region 9
- Air Resources Board

- Native American Heritage Commission
- Office of Planning and Research
- Resources Agency
- State Clearinghouse

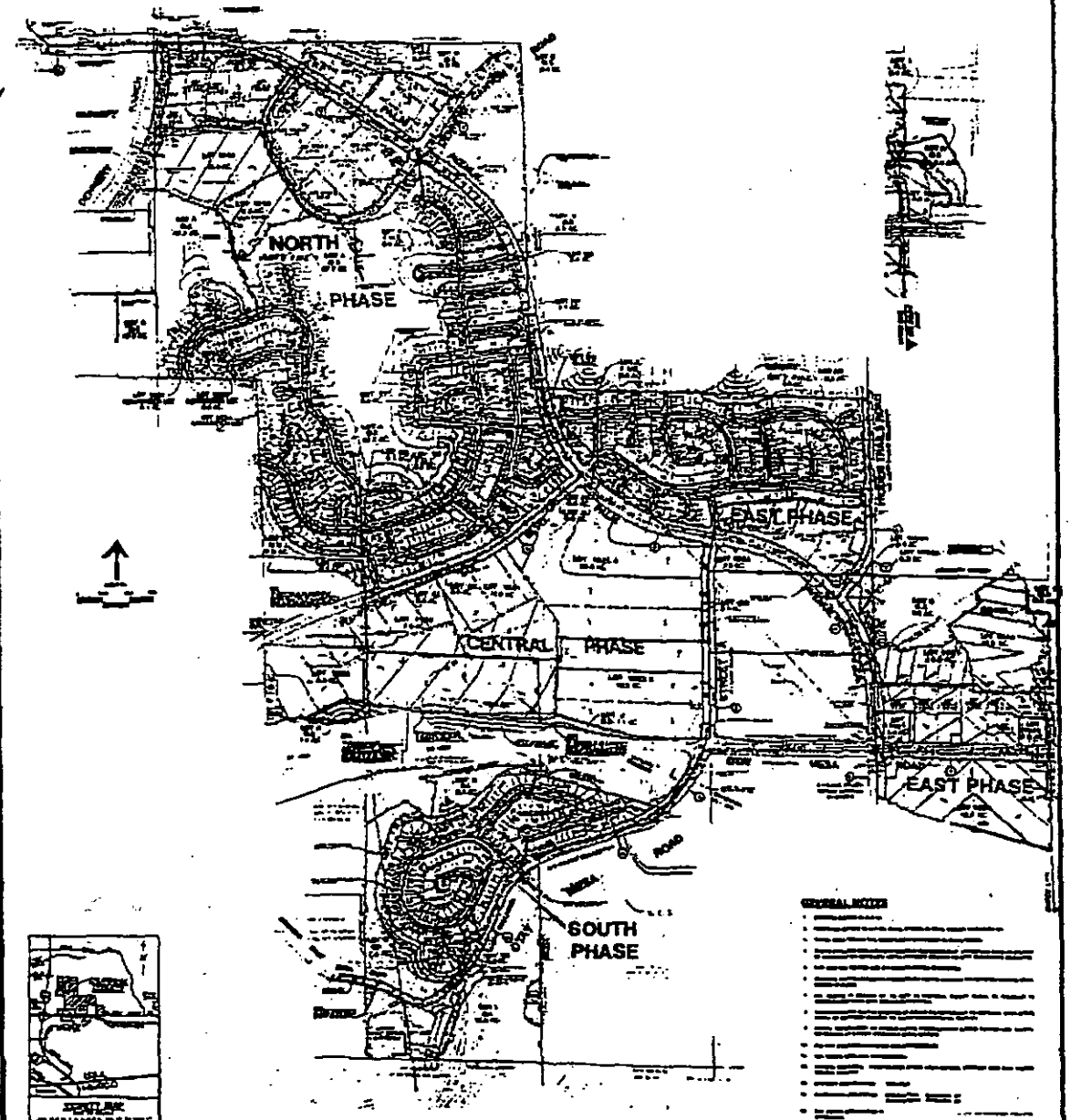
County of San Diego
- Department of Parks and Recreation
- Water Authority
- Air Pollution Control District
- Department of Planning and Land Use

City of San Diego
- Councilmember Filner, District 8
- Tim O'Connell, Mayor's Office
- Engineering and Development Department
  - Lisa Adams
  - City Geologist, Rob Hawk
- Building Inspection Department
  - Noise Abatement Division
  - City Geologist, Werner Landry
- Transportation and Traffic Engineering
- Planning Department
  - Development and Environmental Planning
  - Landscape Planning Section
  - Community Planning
- Park and Recreation Department, Nancy Acevedo
- Police Department
- Fire Department
- Water Utilities
- General Services Airport Division
  - Brown Field, Michael Tussey
- Metropolitan Transit Development Board

City of Chula Vista
- Planning Department, Lance Fry

City of Imperial Beach
- Planning Department

Local
- San Diego Association of Governments (SANDAG)
- San Ysidro School District
- Chula Vista School District
- Sweetwater Union High School District
- Sierra Club, San Diego Chapter
- San Diego Natural History Museum
- San Diego Audubon Society
- Airport Relocation Committee
- California Native Plant Society
- San Diego Museum of Man
- San Diego County Archaeological Society, Inc.



TYPICAL STREET SECTIONS

REPLACEMENT VESTING TENTATIVE MAP NO. 86-1032

CALIFORNIA TERRACES

South Coastal Information Center, San Diego State University
Kumeyaay Cultural Historic Committee
Citizens Coordinate for Century III
Otay Mesa Community Planning Group
Otay Mesa/Nestor Community Planning Group
Otay Mesa Development Council
Otay Chamber of Commerce
Otay Mesa Branch Library
San Diego Gas and Electric Company
Janay Kruger
Michael A. Vogt
Pardee Construction Company, Owner
Keith Keeter, PDC, Agent

Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Development and Environmental Planning Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.

(X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

A summary report, even if negative, shall be prepared and submitted to EAS to confirm that a paleontological study has been conducted for the project prior to the issuance of building permits.

Traffic

The proposed project at its ultimate build out would generate a 50,859 ADT volume. This increase would have a significant impact on the regional traffic circulation system in the Otay Mesa planning area. In particular the increased in ADTs would contribute 19,628 ADT to SR-905, 10,600 ADT to Otay Mesa Road, 22,980 ADT to Palm Avenue, as well as impacts to on and off ramps to I-805 and SR-905. Mitigation outlined in Section G (Traffic Circulation) of the EIR would reduce these impacts to a level less than significant.

Noise

The potential for significant noise impacts exists. Noise generated along major roadways including Palm Avenue, Del Sol Boulevard, SR-905, and Street "A" could exceed City standards for residential, commercial, school, and park uses. Mitigation in the form of noise attenuation barriers have been proposed, however, the walls would only be effective on attenuating noise at ground floor levels. Mitigation for second story interior noise levels and outdoor balconies would have to be addressed in future noise studies. Implementation of all proposed noise mitigation shall be completed prior to issuance of occupancy permits. All sound attenuation barriers would have to be implemented prior to issuance of any CPIOZ permits. Mitigation outlined in Section F (Noise) would reduce impacts to below a level of significance.

Biology

Partial mitigation for impacts to vernal pool habitat would consist of implementing the on and off-site vernal pool preservation plan partially within the California Terraces VTM and on the adjacent Otay Corporate Center property. This plan is included in Appendix C of the EIR.

Partial mitigation for impacts to biological resources for the South Palm Vista VTM (DEP No. 90-0574) has been accomplished by realignment of Del Sol Boulevard to the south, into the South Palm Precise Plan area.

Partial mitigation for impacts to biological resources caused by implementation of brush management requirements would consists of contracting a qualified biologist during clearing of vegetation during maintenance periods. This would ensure minimal removal of native vegetation in accordance with the Landscape Technical Manual and brush management plan, thus reducing impacts to wildlife habitat.

The foregoing measures shall be implemented through conditions of approval for the proposed Precise Plan and VTMs. These measures shall be noted on the grading plans for

the VTMs. Prior to issuance of the grading permit, EAS shall review the plans to ensure implementation of these measures.

Cultural Resources

Implementation of the California Terraces Precise Plan would completely or partially impact 16 of the 19 archaeological sites located within the project boundaries. The three sites not to be impacted, which were found not to be significant, would be placed in open space. Three of the 16 sites which would be impacted were found to be significant. A data recovery and analysis program are on-going which would reduce the impacts to these cultural resources to below a level of significance. Cultural Resources mitigation is addressed in detail in Section E (Cultural Resources) of the EIR.

Public Services and Facilities

Schools

Development of the California Terraces Precise Plan and associated VTMs would cause potentially significant short-term impacts to existing over-crowded facilities. Significant impacts could occur if the school sites are not developed as proposed. The mitigation measures outlined in Section I (Public Services and Utilities) of the EIR would reduce the longterm impacts to a level less than significant.

Water Supply and Facilities

Significant water and sewer service impacts could be mitigated by implementing those measures outlined in Section I (Public Services and Utilities) of the EIR. All off-site improvements would be completed prior to the final map. All on-site improvements must be completed prior to issuance to any building permits. All improvements shall be completed to the satisfaction of the Director of Water Utilities. All mitigation shall be noted as mitigation on the grading plan for the VTMs. Prior to the issuance of grading permits and building permits, EAS shall review the plans to ensure implementation of these measures.

Erosion/Water Quality

Drainage plans shall be submitted to the City Engineer for review and approval prior to issuance of grading permits and shall incorporate facilities such as storm drains, retention basins, sediment basins, and energy dissipators to provide for control of long-term erosion, sedimentation, and pollutants in project runoff. The mitigation measures outlined in Section C (Geology/Soils and Erosion/Water Quality) of the EIR would reduce impacts to a level less than significant.

Air Quality

Considered with other new developments in the air basin, implementation of the California Terraces Precise Plan would contribute to nonattainment of clean air standards. The project would result in increased emissions due primarily to an increase in emissions from mobile sources. The nonattainment of clean air is considered a significant cumulative impact of the project.

RECOMMENDED ALTERNATIVES FOR SIGNIFICANT UNMITIGATED IMPACTS:

The EIR identifies several environmentally superior alternatives to the proposed project. These alternatives include:

1) The Reduced Grading Alternative would substantially reduce impacts associated with the proposed project. The Reduced Grading Alternative would reduce landform alteration impacts to below a level of significance and would reduce visual impacts associated with excessive grading by avoiding steep slopes and keeping all manufactured slopes below 60 feet in height. This alternative would increase the proposed open space and reduce impacts to biology.

   Adoption of this alternative would reduce the number of residential units to 2,360. Additionally, portions of the project site would have to be redesigned so as to accommodated proposed commercial, park, and school sites.

2) The Alternative Grading/Product Type Alternative would substantially reduce impacts to land use, landform alteration, visual quality, and biology. Construction techniques such as "stepping down" or terrace designed developments would follow the existing grade more closely than the currently proposed flat pad design. Residential units could be clustered to create views from the road system between groups of units, protecting visually significant portions of the existing landform. This could be accomplished without a loss in the number of units. This alternative would reduce impacts to biologically sensitive resources, increase open space, and conform with the environmental goals of the Otay Mesa Community Plan and utilize the Hillside Review Guidelines.

   Adoption of this alternative would increase the costs of construction. A portion of the increased construction costs resulting from this more sensitive approach would be offset by the reduction in the costs for grading and quantity of landscaping required.

3) The Increased Open Space Alternative would substantially reduce biological and landform alteration/visual quality impacts. This is the environmentally preferred alternative because it would reduce grading into steep slopes, preserve environmentally valuable canyons, as well as lessen the direct and indirect impacts to numerous sensitive species and their habitat on-site.

   Implementation of this alternative would reduce the number of proposed dwelling units

by approximately 1,885. Portions of the project site would have to be redesigned, such as road alignments, to accommodate the increased open space. The applicant has rejected this alternative because it does not achieve an equivalent number of units as the proposed project.

Unless mitigation measures or project alternatives are adopted, project approval will require the decision maker to make Findings, substantiated in the record, which state that: a) individual mitigation measures or project alternatives are infeasible, and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT: (See the attached EIR for specific details regarding mitigation.)

Landform Alteration

The requirement of contour grading, horizontal and vertical undulation, variable slope ratios, and rounding of tops and toes of slopes shall be depicted on the project grading plans and shall be included as environmental mitigation notes. The plans shall be reviewed and approved by the Principal Planner of the Environmental Analysis Section (EAS) prior to the issuance of any grading or pre-grading permits or recordation of final maps for the project.

Prior to the issuance of building permits, the field inspectors and EAS shall determine upon final review of the graded site that slopes have been blended into the natural terrain to the maximum extent feasible, that landscaping has been properly installed, and that variable slope gradients have been created on all slopes in accordance with the approval plans.

The foregoing measures shall be implemented through conditions of approval for the proposed Precise Plan and VTMs.

Geology/Soils/Paleontology

The Precise Plan and VTMs shall implement mitigation measures relative to excavation, compaction, building foundations, and surface drainage that would reduce the potential for impacts from present geotechnical constraints on the property. The final grading plan shall be subject to approval by the Engineering and Development Department (E&DD) and shall be submitted prior to issuance of any grading permits. All specifications established by the geotechnical report shall be incorporated into final grading plans and specifically noted as mitigation. Prior to the issuance of grading permits, EAS and E&DD shall review the plans to ensure implementation of these measures.

Approval of the proposed project shall contain a paleontological mitigation monitoring program in the areas of fossil-bearing geologic formations to mitigate potentially significant impacts to paleontological resources. The vesting tentative maps shall included measures for a paleontologist to monitor earth movement during grading. This would allow salvaging any exposed fossil remains.

The project has been redesigned in an effort to resolve planning, engineering, and environmental issues and to provide for a contiguous, regional open space system within Dennery Canyon. However, implementation of the proposed project would still result in **significant unmitigated land use, landform alteration/visual quality, biological resources, public services, and cumulative impacts.**

Land Use

Significant unmitigated impacts would occur due to the project's inconsistency with provisions of the RPO relative to development of biologically sensitive lands within the South Palm Vista VTM. Neither the California Terraces Precise Plan nor either associated VTMs, as proposed, are consistent with the environmental goals of the Otay Mesa Community Plan and development guidelines for the HR Overlay Zone. Feasible mitigation for the loss of sensitive resources is not provided by the proposed project.

Landform Alteration/Visual Quality

The proposed project would require approximately ~~12.83~~ 6.7 million cubic yards of earthwork (~~13,200~~ 10,080 cubic yards of earthwork per graded acre). The grading impact is considered significant due to the creation of 15 manufactured slopes in excess of 60 feet in height with the tallest manufactured slope at 120 feet. The proposed grading would reduce the height of the mesa top by approximately 30 feet in the northwest corner and by zero to ten feet over most of the project site, changing the elevation of the mesa from 500 feet above mean sea level (MSL) to approximately 470 feet MSL. Grading techniques have been incorporated into the project which would partially reduce impacts to landform alteration and visual quality, but not to below a level of significance.

Noise attenuation barriers represent a potential significant impact to visual quality. As currently proposed several large noise attenuation barriers are proposed along the major roadways including: Palm Avenue, Del Sol Boulevard, and SR-905. In a number of places, these barriers as currently proposed would reach heights of 7 to 10 feet for approximately 1400 feet, thus creating a walled affect. The use of landscaped berms or combination landscaped berms and walls could reduce this impact to below a level of significance.

Biology

Approximately 187 acres (70 percent) of high-quality, undisturbed Diegan coastal sage scrub and 34 acres (67 percent) of maritime succulent scrub habitat would be lost. Additionally, all of the disturbed Diegan coastal sage scrub (15 acres) would be impacted. Approximately 241 acres (99 percent) of non-native grassland would be lost. Twenty-five (78 percent) of the 32 vernal pools within the Precise Plan area and the sensitive plant species found in them, including all of the San Diego button celery would be lost. Additional sensitive plant species which would be lost include coastal barrel cactus, San Diego sunflower, cliff spurge, San Diego bur-sage, Otay Mesa mint, ashy spikemoss, as well as the only specimen of the state-endangered small-leaved rose.

The substantial loss of such sensitive habitats and plant species represents a significant impact to numerous sensitive wildlife species. The California gnatcatcher, which is proposed for listing under the Endangered Species Act, utilizes coastal sage scrub habitat and would be significantly impacted. Seven federal Category 2 candidates would also be impacted by the loss of habitat: the San Diego horned lizard, the Orange-throated whiptail, the California horned lark, the Bell's sage sparrow, Southern California rufous-crowned sparrow, San Diego cactus wren, and the San Diego black-tailed jackrabbit. Additionally, loss of non-native grassland would impact foraging habitat for several sensitive raptor species, all of which are protected by the State of California.

One hundred thirty two acres of the Precise Plan area are proposed as natural open space. Although appearing substantial, the majority of the open space would be fragmented, with the exception of 36 acres within Dennery Canyon, thus offering remote chance of long term viability for resident wildlife and their habitat. Dennery Canyon offers the best possibility for long term wildlife viability.

Complete mitigation for biological impacts could be accomplished by off-site acquisition, or redesign of the project to significantly expand areas of natural open space. Alternatives to the proposed project are discussed below and in detail in Chapter 6 of the EIR.

Public Services

Schools

Existing schools in the area surrounding the Precise Plan are currently operating at or above capacity. The Precise Plan proposes three elementary school sites and one junior high school site. Prior to construction of these school sites the students generated by the proposed project would attend existing schools. The overcrowding of existing schools would be exasperated and a short term significant impact would result. Ultimately the proposed schools would alleviate the overcrowding caused by the proposed development.

Before any of the proposed schools could be constructed the sites must be approved by the appropriate school districts, as well as the State of California because the school sites fall within a two mile radius of Brown Field.

Cumulative Impacts

Schools

Developer fees are insufficient to provide permanent high school facilities to accommodate the students generated from the proposed project. As a result, the Sweetwater Union High School District is expected to be adversely affected causing a significant cumulative impact to school and educational services for students. This cumulative impact could be mitigated by the establishment of a Mello-Roos District.

Draft Candidate Findings and Statement of Overriding Considerations Regarding the Final Environmental Impact Report for California Terraces Precise Plan, California Terraces Vesting Tentative Map, and Hillside Review Permit and South Palm Vista Planned Residential Development, Vesting Tentative Map, and Resource Protection Ordinance Permit

The following Findings and Statement of Overriding Considerations are made relative to the conclusions of the Final Environmental Impact Report (Final EIR) for the California Terraces Precise Plan project, SCH No. 85022015, DEP No. 86-1032, proposed by Pardee Construction Company within the City of San Diego, California.

The project proposes a precise plan for phased development of 5,375 residential dwelling units, 5 commercial areas, 4 schools, 3 parks, open space and construction of Circulation Element roads, streets, and supporting infrastructure within a 664.8-acre site located between Interstate 805 and Heritage Road in the northwester portion of the Otay Mesa community planning area. The project includes vesting tentative maps (VTM) for 4,991 dwellings on 323.5 acres (California Terraces) and 68 dwelling units on 27.3 acres (South Palm Vista) within the precise plan area. The purpose of the project is to provide new residential and commercial development, implementing the Otay Mesa Community Plan designated uses for the property. The precise plan provides development guidelines relating to land use densities, road alignments, conceptual grading, infrastructure, and other public facilities which cannot be adequately determined at the community plan level of planning. Discretionary actions by the City of San Diego include approval of the precise plan, rezone, California Terraces VTM and Hillside Review (HR) permit; and the South Palm Vista Planned Residential Development, VTM, and Resource Protection Ordinance (RPO) permit.

The Final EIR for the project evaluates the following environmental issues in relation to the project: land use, landform alteration/visual quality, geology/soils, erosion/water quality, biological resources, cultural resources, noise, traffic circulation, air quality, public services and utilities, safety, and paleontology. The Final EIR also evaluates the cumulative and growth-inducing impacts of the project, as well as alternatives to the project.

The Final EIR indicates that the project's direct impacts on the following environmental issues are less than significant, or can be reduced to less than significant levels if all the mitigation measures recommended in the Final EIR are implemented: geology/soils, erosion/water quality, cultural resources, noise, traffic, air quality, public services and utilities, safety, and paleontology.

The Final EIR indicates that the project's direct impacts on the following environmental issues will remain significant even after all feasible mitigation measures recommended in the Final EIR to reduce impacts are implemented: land use, landform alteration/visual quality, and biological resources.

The Final EIR indicates that the project's cumulative impacts on the following environmental issues will remain significant even after all feasible mitigation measures in the Final EIR are implemented: land use, landform alteration/visual quality, biological resources, air quality, and schools.

The following findings are made pursuant to Section 21081 of the California Environmental Quality Act (CEQA) and Title 14 of the California Code of Regulations, Sections 15091 and 15093 (CEQA Guidelines).

A. Public Resources Code Section 21081(a)

The City Council, having reviewed and considered the information contained in the Final EIR for the project and the public record, find (pursuant to CEQA and the CEQA Guidelines) that changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR with respect to the areas of landform alteration, visual quality, geology and soils, biological resources, cultural resources, noise, traffic, air quality, public services and utilities, and paleontology.

1) Landform Alteration

Impact

Grading of the project site as proposed would significantly alter the existing landform. The grading quantities, height, and number of manufactured slopes would not be consistent with the guidelines established in the Otay Mesa Community Plan and the Hillside Review Overlay Zone. Thus, implementation of the proposed grading would constitute a significant impact.

Finding

California Terraces Precise Plan: A number of measures have been incorporated into the project design to lessen the impacts associated with the proposed grading. These measures include the use of slope rounding and contour grading. Implementation of these measures would reduce the grading impacts of the project, but not below a level of significance. Mitigation of landform alteration impacts to below a level of significance would require the adoption of the Reduced Grading (Alternative C) or Reduced

Grading/Product Type (Alternative E) project alternatives, which, as set forth hereafter, are not feasible.

California Terraces VTM: Implementation of the grading techniques (slope rounding and contour grading) shown on the VTM would occur through approval of the final grading plans. The applicant shall clearly indicate on the grading plans slopes that are to be contour graded. Manufactured slopes shall be landscaped in conformance with the conceptual landscape plan. Areas shown as open space shall be flagged in the field. A soils engineer shall be retained to monitor the grading and construction.

South Palm Vista VTM: Implementation of the grading techniques (slope rounding and contour grading) shown on the VTM would occur through approval of the final grading plans. The applicant shall clearly indicate on the grading plans slopes that are to be contour graded. Manufactured slopes shall be landscaped in conformance with the conceptual landscape plan. Areas shown as open space shall be flagged in the field. A soils engineer shall be retained to monitor the grading and construction.

2) Visual Quality

Impact

Implementing the precise plan and the two VTMs would create significant visual quality impacts due to the proposed development and creation of major manufactured slopes.

Finding

California Terraces Precise Plan: The areas proposed as natural open space would reduce the visual quality impacts by retaining a portion of the natural character of the site. The precise plan incorporates the following design objectives which reduces the impacts which would result from implementation of the precise plan. The design objectives of the precise plan include grading guidelines, landscaping concepts, and streetscape treatment. These measures would provide partial mitigation for the significant visual quality impact resulting from the project grading.

a. Grading techniques such as rounding the toe and top of manufactured slopes would be used. Contour grading techniques would be used as required by the Hillside Review Guidelines.

b. Slopes adjacent to natural open space would be rounded and contoured to blend with the open space areas.

c. All manufactured slopes would be landscaped with a mix of native drought-tolerant plant species. The landscape plan for the precise plan shall follow the City Landscape Ordinance and Technical Manual. A landscape plan (see Figure

15 of the EIR) has been prepared for the precise plan. These concepts have been incorporated into the detailed landscape plans for each of the tentative maps.

California Terraces VTM: Grading for the California Terraces VTM shall be consistent with the design guidelines specified for the precise plan, which are described above. Manufactured slopes shall be landscaped in conformance with the approved landscape plans for the California Terraces VTM. The applicant shall clearly indicate on the grading plan slopes that are to be contour graded and rounded. Additionally, it shall be a condition of approval for all tentative maps that the developer provide maintenance of all landscaping of manufactured slopes along major streets and adjacent to natural open space.

South Palm Vista VTM: Grading for the California Terraces VTM shall be consistent with the design guidelines specified for the precise plan, which are described above. Manufactured slopes shall be landscaped in conformance with the approved landscape plans for the South Palm Vista VTM. The applicant shall clearly indicate on the grading plan slopes that are to be contour graded and rounded. As described above for the California Terraces VTM, it shall be a condition of approval for all tentative maps that the developer provide maintenance of all landscaping of manufactured slopes along major streets and adjacent to natural open space.

Mitigation of visual quality impacts to below a level of significance would require adoption of the Reduced Grading or No Project alternatives, which, as set forth hereafter, are not feasible.

3) Geology and Soils - Adverse Geologic Formations and Soils Conditions

Impact

In implementing the proposed precise plan, the potential for grading or building in adverse geologic conditions or soils exists. Potential significant impacts include grading into ancient landslide deposits, deep alluvium, and cohesionless zones.

Finding

California Terraces Precise Plan: Potentially significant impacts from adverse geologic conditions or soils can be reduced to below a level of significance through implementation of mitigation measures. These measures include implementation of the City of San Diego Engineering and Development Department's (EDD) specific engineering geological requirements for tentative maps. Specific mitigation of potential geological constraints would be based on detailed field data conducted for grading and improvement plan approvals through the EDD and would be implemented by the project applicant.

In addition, the following mitigation measures shall be a condition of approval of the proposed VTMs and all future tentative maps within the precise plan boundary. This shall be a condition of approval of the precise plan.

1. Removing the expansive materials to a depth of approximately four feet below the proposed finished grade, or using highly reinforced foundations and/or post-tensioned slabs where the deposit is too thick for removal.

2. Removing and recompacting existing fill sites.

3. Removing and recompacting cohesionless zones encountered within the terrace deposits. Any slopes cut into this material would require stability fills to reduce the potential for excessive rilling, erosion, and surficial sloughing.

4. Removing and recompacting alluvium or slope wash wherever fill is to be placed in canyons. Canyon subdrains may be required if fill is placed in canyons.

5. Using stability fills in cut slopes wherever bentonite clay deposits are exposed. The buttresses would consist of a uniform 20-foot-thick fill placed at the face of overcut cut slopes. The material used in the stability fill should consist of granular material, which could be obtained from the nearby terrace deposits and San Diego Formation.

6. Buttressing the major landslide along the southern flank of the westerly trending drainage course at the site by construction of a buttress fill independent of the pad elevations or by increasing pad elevations to 340 to 390 MSL along the toe of the landslide. All loose slide debris should be removed from the area underlying any proposed structural developments including streets and the area extending outside the development equal to the depth of the landslide debris at the edge of the proposed structural improvements.

7. Including setbacks or redesign of components in a site plan, should future testing indicate a need in the vicinity of the La Nacion fault.

California Terraces VTM: The measures specified above for the California Terraces Precise Plan would apply to all associated tentative maps and would reduce impacts to below a level of significance. The measures specified above shall be a condition of approval of the California Terraces VTM.

South Palm Vista VTM: The measures specified above for the California Terraces Precise Plan would apply to all associated tentative maps. The measures specified above for the California Terraces Precise Plan shall be a condition of approval of the South Palm Vista VTM. The following additional measures for the South Palm Vista VTM,

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when implemented with those specified under the California Terraces Precise Plan, would reduce potentially significant impacts to below a level of significance:

1. Removing all potentially compressible topsoil, slope wash, and alluvium to firm natural ground in areas of proposed development and replace with suitable properly compacted fill prior to placement of additional fill or construction of structures or other improvements.

2. Scarifying areas to receive fill to a depth of 12 inches and recompact to a minimum relative compaction of 90 percent.

3. Undercutting the cut portion of cut-fill transition lots at least three feet and replace with property compacted "very low" to "low" expansive fill soils.

4. Providing a subdrain within the canyon drainage areas to reduce the potential for groundwater buildup.

A note shall be included on the grading plans that these measures are conditions of approval of the tentative map.

4) Geology and Soils - Erosion Potential During Grading

Impact

The disruption of natural soil profiles by grading operations would result in the exposure of subsoils to the erosive forces of wind and water, thereby temporarily increasing susceptibility to erosion. This temporary condition would exist during the grading and development process. The geologic units found within the California Terraces Precise Plan area (San Diego Formation; Otay Member, Rosarito Formation; and the terrace deposits) are moderately to highly erosive. Cut and fill operations could result in significant erosion if proper grading techniques are not utilized.

Finding

California Terraces Precise Plan: The potential for significant short-term impacts from soil erosion, both on- and off-site, are reduced to below a level of significance by the following grading and erosion-control techniques. It shall be a condition of approval of the precise plan that the mitigation measures listed below be conditions of all subsequent tentative maps within the precise plan.

1. Limiting grading to only what is permitted so that spillovers into natural areas are avoided, and native vegetation to be preserved is not trampled.

2. Watering and capping final earth surfaces to form a hardened cap.

3. Sandbagging roadbeds (where necessary) until paved, in order to minimize erosion and prevent sediment transport. This may need to occur on portions of Palm Avenue.

4. Controlling sediment production from graded building pads with low perimeter berms, sandbags, bladed ditches, or other appropriate methods.

5. Construction of on-site interim and ultimate storm drain systems to reduce the off-site impact due to construction activities and ultimate development. Drainage facilities would include channels, inlets, storm drain piping, detention basins, and outlet structures to reduce impacts to the downstream receiving waters.

6. Native areas not to be disturbed by grading shall be flagged to delineate the extent of the grading.

California Terraces VTM: The measures specified above for the California Terraces Precise Plan would apply to all associated tentative maps and would reduce impacts to below a level of significance. The measures specified above shall be a condition of approval of the California Terraces VTM.

South Palm Vista VTM: The measures specified above for the California Terraces Precise Plan would apply to all associated tentative maps and would reduce impacts to below a level of significance. The measures specified above shall be a condition of approval of the South Palm Vista VTM.

5) Geology and Soils - Erosion from Brush Management

Impact

Potentially significant impacts relating to erosion could result from implementation of the brush management and irrigation plan for the California Terraces Precise Plan, California Terraces VTM, and the South Palm Vista VTM.

Finding

California Terraces Precise Plan: Compliance with the City's brush management program would not result in increased erosion. It shall be a condition of all tentative maps within the precise plan area to prepare a detailed brush management program consistent with the guidelines of the City's Landscape Technical Manual. The plans shall address the plant fuel load clearance required for fire safety. While clearance and plant *fuel load reduction is necessary for fire safety, erosion-control measures are included in* the brush management program and the California Terraces Precise Plan. These control measures shall be a condition of future tentative maps within the precise plan area. These measures include the limitations on brush removal as noted in the brush management

program, sensitive grading techniques, the planting of fire-resistant native ground covers in and around the natural chaparral after grading, a landscape maintenance program, and brush removal methods that do not disturb existing root systems. The applicant shall clearly indicate on the grading and landscape plans the areas that are to receive brush management treatment and maintenance. These measures offer adequate safety precautions against erosion and subsequent downstream sedimentation. Brush management zones 2 and 3 would be linear zones placed under common ownership and maintained by a homeowner's association to insure long-term compliance with the brush management program. Clearing and thinning of these zones shall be done on a regular schedule by a professional contractor.

California Terraces VTM: Specific measures to reduce potentially significant erosional impacts to below a level of significance for the California Terraces VTM shall be a condition of approval of the VTM. Approval of the VTM shall require a detailed brush management program consistent with the guidelines of the City's Landscape Technical Manual and shall address measures regarding geotechnical, landscaping, irrigation, and soils issues. The applicant shall retain a soils engineer to monitor the grading and construction.

South Palm Vista VTM: Specific measures to reduce potentially significant erosional impacts to below a level of significance for the South Palm Vista VTM shall be a condition of approval of the VTM. Approval of the VTM shall require a detailed brush management program consistent with the guidelines of the City's Landscape Technical Manual and shall address measures regarding geotechnical, landscaping, irrigation, and soils issues. The applicant shall retain a soils engineer to monitor the grading and construction.

6) Biological Resources - Impacts to Sensitive Wildlife and Habitat

Impact

For the precise plan area as a whole, the loss of 70 percent of Diegan coastal sage scrub (habitat for approximately 22 coastal California gnatcatchers), approximately 25 of the 32 vernal pools, and 100 percent of both the small-leaved rose and the San Diego button celery is a significant adverse biological impact which will require coordination with the U.S. Fish and Wildlife Service and the California Department of Fish and Game's Endangered Plant Program. Impacts to the other sensitive plant and wildlife populations and to sensitive plant communities are also considered to be cumulatively significant, as is the loss of most of the nonnative grassland.

For the California Terraces VTM, the loss of 76 percent of the site's Diegan coastal sage scrub results in a significant impact. The loss of approximately 18 of the vernal pools and 100 percent of the San Diego button celery on the property is a significant impact.

The loss of 100 percent of the small-leaved rose is a significant adverse biological impact. Impacts to the other sensitive plant and wildlife populations and to sensitive plant communities are also considered to be cumulatively significant, as is the loss of most of the nonnative grassland.

For the South Palm Vista VTM, the loss of 7.6 acres of Diegan coastal sage scrub and 7.5 acres of maritime succulent scrub would be a significant impact. The loss of 30 square feet (100 percent) of vernal pools on-site and sensitive plant species would also be a significant impact.

Finding

California Terraces Precise Plan: Impacts to biological resources on a precise plan level as well as for the California Terraces, South Palm Vista, and other subsequent TMs are considered significant and unavoidable. The loss of 70 percent of the California gnatcatcher habitat associated with implementation of the precise plan is considered a significant and unmitigated impact to biological resources. Although a total of 132.5 acres of this habitat (consisting of coastal sage scrub and maritime succulent scrub) would be preserved in natural open space, the impact is not considered mitigated to a level below significance because much of the open space will consist of patches that are probably too small and isolated to support viable populations of California gnatcatcher and because the amount of habitat to be impacted exceeds the amount to be preserved.

Partial mitigation for the impacts to coastal sage scrub can be accomplished by vegetating the banks of all cut slopes with native coastal sage scrub species. Impacts to coastal sage scrub, however, will remain significant and not fully mitigated.

Mitigation of biological resource impacts to below a level of significance could only be accomplished through the off-site acquisition of habitat or redesign of the project to significantly expand the areas reserved for natural open space to encompass all on-site sensitive plant and wildlife populations and their habitats; resultant in the No Project alternative. These alternatives and their infeasibility are discussed in Chapter 6 of the EIR and Section C, below.

California Terraces VTM: Partial mitigation of the impacts to vernal pool habitat on the California Terraces VTM would result from the implementation of the vernal pool preservation plan. The vernal pool preservation/enhancement plan proposes a 12-acre vernal pool preserve with 18 existing pools having a surface area of 13,696 square feet and plans for enhancement of the preserve to support 20 to 49 new pools with 20,200 to 27,500 square feet of surface area. The majority of the preserve would be established on the Otay Corporate Center North project just east of California Terraces. However, the preserve would also include acreage at planning area 17 along the northern edge of the neighborhood park. This preserve would result in no net loss of vernal pool surface area

or number of basins. The enhancement plan would also result in an overall increase in pool habitat quality due to rehabilitation and management efforts and incorporation of the preserve with the larger regional permanent open space system.

Criteria for success of the preserve include a goal for increase in gross area of habitat and a species-oriented restoration goal. These goals are to be met at the end of a five-year monitoring program. Success of the program will also be based on the establishment of populations of Otay mesa mint, San Diego button celery, little mousetail, and prostrate navarretia in pools within the preserve. Plant species and abundance will be sampled in the pools to be impacted, and soil of these pools will be sampled for populations of fairy shrimp and other fauna. These data will be analyzed to determine minimum success criteria, to be defined in terms of percent cover for each of these plant taxa, species diversity of pool plant taxa, and species diversity of pool plant fauna.

Regular maintenance of the vernal pool preserve areas would be required throughout the establishment of the vegetation including a five-year monitoring period for both uplands and vernal pool areas as described in the plan. The restoration efforts shall be monitored by the subdivider for a five-year period and until the specific success criteria described in the plan have been met. Once the success criteria have been achieved, maintenance of the habitat itself should end as the plant communities mature; however, ongoing maintenance of the barriers and monitoring of trespassing would be required. The following factors should be included in the maintenance contract for the vernal pool preserves:

1. The removal of aggressive nonnative weeds would be necessary during the five-year monitoring periods for the vernal pool and upland habitats. All weeding should be done by using hand tools at least twice in the spring when the pools are dry. The monitoring biologist should monitor and notify the landscape contractor when to remove weeds and which plants require control during the monitoring periods. The need for weeding is expected to decrease substantially by the end of the monitoring period and, provided successful habitat restoration has been achieved, no long-term weeding requirements are recommended.

2. All barriers, fencing, and signs should be checked and repaired as necessary once every three months. Monitoring of disturbance and maintenance of the barrier and signs would be the responsibility of the applicant for the term of the minimum five-year general monitoring period described below and would pass to the permanent trustee at the end of that period.

3. Trash in the preserve areas should be removed once every three months.

4. Any persons found willfully damaging the habitat within the preserves, including but not restricted to trash dumping, off-road-vehicle activity, illegal alien activity,

plant removal, and destruction of barriers, should be prosecuted to the full extent of the law. Signs posted in English and Spanish to inform people of the status of the preserve area should also include a description of applicable laws and codes including fines for causing damage to the preserve.

The applicant would retain responsibility for maintenance and management of the Dennery Canyon vernal pool preserve for a minimum five-year period or until the success criteria described in the plan have been met for the vernal pool and upland habitats. Ownership of the preserve will be transferred to the City of San Diego as a permanent steward. The applicant would be responsible for employing an approved biological consultant to implement the monitoring programs. Other than the above-mentioned initial period, management of the preserve would be the responsibility of the City of San Diego as the ultimate owner of the preserve. The monitoring periods are to begin as stated in the restoration plan.

Long-term maintenance tasks for preserve management include (1) monthly monitoring and repair as necessary of barriers and signs around the preserve; (2) monthly removal of trash; (3) brief annual assessment of the status of target managed species within the preserve by an agency biologist or biological consultant, with the preparation of recommended species management activities, if warranted; (4) implementation of species management activities in consultation with resource agencies, if warranted; and (5) repair of vandalism or damage to pools in the preserve. The perpetual maintenance of the vernal pool preserve would be ensured through the provision of a funding mechanism to the satisfaction of the Director of the Parks and Recreation Department prior to transferring ownership of the preserve to the City.

Ownership of the 12-acre preserve would be retained by the applicant, its successors, or assigns until (1) an individual 404 permit has been issued (or agreed upon subject to implementation of this plan and transfer of site ownership) by the U.S. Army Corps of Engineers for grading associated with the aforementioned projects and (2) the final subdivision map has been recorded, creating the preserve area as a legal lot. With the completion of these requirements, the applicant would dedicate to the City of San Diego, and the City of San Diego would accept, Lot B of Otay Corporate Center North and the 2.5-acre area adjacent to the neighborhood park as a natural open space preserve.

Partial mitigation for the impacts to coastal sage scrub can be accomplished by vegetating the banks of all manufactured slopes adjacent to natural open space with native coastal sage scrub species. Impacts to coastal sage scrub, however, will remain significant and not fully mitigated.

Mitigation of biological resource impacts to below a level of significance could only be accomplished through the off-site acquisition of habitat or redesign of the project to significantly expand the areas reserved for natural open space to encompass all on-site

sensitive plant and wildlife populations and their habitats; resultant in the No Project alternative. These alternatives and their infeasibility are discussed in Chapter 6 of the EIR and Section C, below.

South Palm Vista VTM: Partial mitigation of the impacts to vernal pool habitat on the South Palm Vista VTM would result from the implementation of the vernal pool preservation plan. This plan is described under vernal pool mitigation for the California Terraces VTM.

Partial mitigation for the impacts to other biological resources for the South Palm Vista VTM has been accomplished by the realignment of Del Sol Boulevard to the south into the South Palm Precise Plan area. However, the impacts to sensitive habitats within the VTM would remain significant and not fully mitigated.

Mitigation of biological resource impacts to below a level of significance could only be accomplished through the off-site acquisition of habitat or redesign of the project to significantly expand the areas reserved for natural open space to encompass all on-site sensitive plant and wildlife populations and their habitats; resultant in the No Project alternative. These alternatives and their infeasibility are discussed in Chapter 6 of the EIR and Section C, below.

7) Biological Resources - Brush Management Impacts

Impact

Selective thinning of the vegetation in Zones 2 and 3 as part of the precise plan and proposed California Terraces and South Palm Vista VTMs would contribute to the significant and unmitigated impacts to sensitive biological resources described above.

Finding

California Terraces Precise Plan: Implementation of the following mitigation measures would reduce potentially significant impacts to biological resources as a result of brush management requirements, although not to below a level of significance. A detailed brush management plan shall be prepared for subsequent tentative maps. A qualified biologist will be contracted to monitor the clearing of vegetation in association with brush management during all maintenance periods. This will ensure minimal removal and cutting of native vegetation in accordance with the guidelines for the Landscape Technical Manual and the brush management plan, thus minimizing impacts to wildlife habitat.

California Terraces VTM: It shall be a condition of the VTM that a qualified biologist shall be contracted to monitor the clearing of vegetation in association with brush management during all maintenance periods. This will ensure minimal removal and

cutting of native vegetation in accordance with the guidelines for the Landscape Technical Manual and the brush management plan, thus minimizing impacts to wildlife habitat.

South Palm Vista VTM: It shall be a condition of the VTM that a qualified biologist shall be contracted to monitor the clearing of vegetation in association with brush management during all maintenance periods. This will ensure minimal removal and cutting of native vegetation in accordance with the guidelines for the Landscape Technical Manual and the brush management plan, thus minimizing impacts to wildlife habitat.

8) Cultural Resources

Impact

There are no significant cultural resources impacts associated with development of the South Palm Vista VTM.

Development within the precise plan area and California Terraces VTM would impact SDI-6941, Locus D; SDI-7604, Locus E; and SDI-10,200, which are considered significant resources. Impacts to these resources without completion of the ongoing data recovery and analysis program would be a significant impact. Impacts to the other sites in the precise plan area would not be significant, since they either are placed in open space or have been determined to be of little importance.

Finding

California Terraces Precise Plan: Because the value of an archaeological site lies in the research potential of the information contained in the site deposits, it is possible to partially mitigate the loss of information represented by the site's destruction. A data recovery program can be conducted, which, through recovery of archaeological materials, would mitigate impacts to the resources.

Data recovery excavations conducted at SDI-7604E, SDI-10,200, and SDI-6941D and test level retrieval of surface and subsurface artifacts have been determined to represent a sufficient sample to adequately address the research objectives proposed during the test phase by RBR & Associates.

The following mitigation measures would reduce potentially significant impacts from the California Terraces Precise Plan to below a level of significance. These measures shall be a condition of approval for tentative maps within the precise plan boundary.

1. Completion of the data recovery program at SDI-6941D and artifact analysis and special studies, including radiocarbon dating and faunal analysis.

2. Completion of the detailed analysis of the lithic material recovered from SDI-7604, Locus E and SDI-10,200.

3. Any controlled destruction of archaeological sites shall be conducted by a qualified archaeologist.

4. The feasibility of realigning a portion of proposed Palm Avenue to avoid impacting SDI-6941, Locus D should be evaluated at the tentative map stage.

5. A report will be prepared documenting the findings addressing the research objectives proposed during the test phase.

6. A qualified archaeological monitor should be present during construction grading in the vicinity of SDI-6941, Locus D; SDI-7604, Locus E; and SDI-10,200 to ensure appropriate treatment in the event that unknown buried deposits are encountered.

California Terraces VTM: The following mitigation measures would reduce potentially significant impacts from the California Terraces VTM to below a level of significance. These measures shall be a condition of the VTM.

1. A data recovery program shall be completed, including radiocarbon dating and faunal analysis at SDI-6941D.

2. Completion of detailed lithic analysis of the artifacts recovered from SDI-7604E and SDI-10,200.

3. Any controlled destruction of archaeological sites shall be conducted by a qualified archaeologist.

4. A report documenting the findings addressing the research objectives proposed during the test phase shall be reviewed and approved by EAS.

5. A qualified archaeological monitor should be present during construction grading in the vicinity of SDI-6941D, SDI-7604E, and SDI-10,200 to ensure the appropriate treatment upon discovery of any unknown buried deposits of cultural debris.

A qualified archaeologist shall be present to identify the area of constraint which will be flagged prior to construction grading. Upon completion of grading, the area to be capped will be identified. Capping will be completed before building permits are issued.

South Palm Vista VTM: There would be no significant impacts to cultural resources associated with development of this VTM. Mitigation is not considered necessary.

9) Noise

Impact

Noise in the project area would be generated by future traffic on Palm Avenue, State Route 905, Otay Mesa Road, Del Sol Boulevard, and "A" Street. Noise from these roadways would exceed the City of San Diego residential standard of 65 Community Noise Equivalent Level (CNEL) and have a potentially significant adverse noise impact on future residential, school, and park uses in the California Terraces Precise Plan and VTM areas on the site. Also, in some commercial areas, if office/professional uses are proposed noise levels could exceed the City's 70 CNEL standard. These represent a significant project-related noise impact.

Interior noise levels could exceed 45 CNEL for residential buildings directly adjacent to the major roadways within the project site. This would also represent a significant impact.

There would be no significant vehicular traffic noise impacts to the South Palm Vista VTM area.

If the City Council eliminates the Otay Mesa area from consideration as a site for a new airport, then projected aircraft noise from Brown Field and Rodriguez Field would not pose a significant noise impact to future residents of the precise plan area. If the TwinPort on Otay Mesa is approved, noise generated by the new airport may be incompatible with the proposed residential development on the project site and future acoustical studies to determine its impact would be necessary.

Finding

California Terraces Precise Plan: Potential significant noise impacts to future land uses from traffic noise can be mitigated to a level below significance. The following mitigation measures shall be a condition of approval of those subsequent tentative maps within the precise plan boundary which include areas shown in Figure 35 of the EIR as requiring noise mitigation.

The locations of noise barriers and/or setbacks needed to achieve City noise level standards at the ground-floor level are shown in Figure 36 and described in Table 13 of the EIR. Where there are two or more mitigation measures given for a segment on Table 13 of the EIR, any one of the measures would mitigate the noise impact and are considered equal as adequate noise mitigation. Construction of the noise barriers shown

in Figure 36 of the EIR and described in Table 13 of the EIR shall be a condition of the future tentative maps which include those areas.

The recommended noise barriers would be effective for ground-floor receptors only. Second-story noise levels for residential buildings directly adjacent to Del Sol Boulevard, SR-905, Palm Avenue, and Otay Mesa Road would not be reduced by the noise barriers recommended in Table 13 of the EIR. Because buildings have not been designed at this planning level, the subsequent tentative map applicant shall demonstrate to the satisfaction of the City's Building Inspection Department that all multi-story single- and multi-family buildings adjacent to major roadways on the tentative map have been designed to achieve an interior standard of 45 CNEL.

Also, if any multi-family buildings adjacent to the major roadways have second-story balconies which are required open space, then these balconies could be exposed to noise levels in excess of the City's 65 CNEL exterior standard. It shall be a condition of each tentative map containing multi-family development adjacent to SR-905, Palm Avenue, Otay Mesa Road, or Del Sol Boulevard that each balcony above the ground floor which is required open space shall meet the City's 65 CNEL noise level standard.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of those subsequent tentative maps which include the areas shown on Figure 35 of the EIR as needing noise mitigation within the precise plan.

California Terraces VTM: Since the California Terraces VTM area includes areas shown on Figure 35 of the EIR as requiring noise mitigation, provision of the noise barriers recommended for the California Terraces Precise Plan shown in Figure 36 and Table 13 of the EIR, which are within the California Terraces Precise Plan area, shall be a condition of the VTM.

Where there are two or more mitigation measures given for a segment on Table 13 of the EIR, any one of the measures would mitigate the noise impact and are considered equal as adequate noise mitigation.

It shall be a condition of the VTM that all multi-story residential buildings adjacent to SR-905, Palm Avenue, Otay Mesa Road, and Del Sol Boulevard shall achieve interior noise levels of 45 CNEL or less to meet the applicable City and State standards. The noise technical report (Appendix E of the EIR) states the amount of exterior to interior attenuation required for buildings in each area of the tentative map adjacent to a major roadway.

It shall also be a condition of the VTM that all multi-family balconies on the second-floor or higher which are part of required open space calculations shall meet the City's 65

CNEL exterior noise level standard. The City's standard does not apply to balconies which are not part or required open space.

All noise barriers shown on Figure 36 and Table 13 of the EIR which are shown within the VTM area shall be constructed prior to issuance of building permits. This shall be a condition of the VTM. All barriers which are berms shall be shown on the grading plans. All walls which are greater than six feet in height shall be shown on the building plans and identified as noise walls.

Single- and multi-family buildings taller than one story which are adjacent to SR-905, Palm Avenue, Otay Mesa Road, or Del Sol Boulevard shall be designed to meet the City's 45 CNEL interior noise level standards. This shall be a condition of the VTM.

All multi-family balconies on the second story or above which are adjacent to SR-905, Otay Mesa Road, or Del Sol Boulevard and which are part of required open space calculations will be designed to meet the City's 65 CNEL exterior noise level standard. This shall be a condition of the VTM.

South Palm Vista VTM: The South Palm Vista VTM area would not be exposed to noise levels above 65 CNEL, the City's standard for residential areas. Noise mitigation is not required for this VTM area.

10) Traffic Circulation - Impacts from Project-Generated Traffic

Impact

The generation of 50,856 average daily traffic (ADT) from land uses in the precise plan would create a significant impact upon the traffic circulation system in the Otay Mesa planning area.

Finding

California Terraces Precise Plan: Traffic impacts resulting from the build-out of the precise plan and the adjacent community can be mitigated to a level below significance by adoption of the precise plan street system in subsequent tentative maps as shown in Figure 39 of the EIR. All roadway improvements shall meet the City's street design standards. In addition, prior to occupancy of the Nth dwelling unit and/or commercial parcel, the circulation system improvements shown in Table 15 of the EIR shall be completed.

California Terraces VTM: The circulation system shown in Figure 39 of the EIR and the phasing of improvements shown in Table 15 of the EIR shall be incorporated into the VTM and will mitigate traffic impacts to a level below significance.

South Palm Vista VTM: The circulation system shown in Figure 39 of the EIR and the phasing of improvements shown in Table 15 of the EIR shall be incorporated into the VTM and will mitigate traffic impacts to a level below significance.

11) Traffic Circulation - Cumulative Build-out Impacts

Impact

The traffic generated from the land uses in the proposed precise plan, combined with trips from proposed developments which are outside the precise plan area, would create a cumulatively significant traffic impact.

Finding

California Terraces Precise Plan: Reducing the vehicle miles traveled by residents and users of the project site would reduce cumulative impacts to the region's circulation system. Vehicle trips could be reduced by providing access to public transportation. The applicant shall provide any bus stops or shelters required by San Diego Transit to develop needed bus routes through the project site. If requested by the Metropolitan Transit Development Board (MTDB), the applicant shall work with that agency to develop the trolley line and station along the State Route 905/Otay Mesa Road planned route.

It shall be a condition of the precise plan and all tentative maps that provisions for bus stops and/or shelters shall be provided upon request by the transit agency responsible for the area. It shall also be a condition of the precise plan and subsequent tentative maps that the applicant work with MTDB if the agency requires information regarding the planned trolley line and station near the project site.

California Terraces VTM: It shall be a condition of the VTM that provisions for bus stops and/or shelters shall be provided upon request by the transit agency responsible for the area. It shall also be a condition of the VTM that the applicant work with MTDB if the agency requires information regarding the planned trolley line and station near the project site.

South Palm Vista VTM: It shall be a condition of the VTM that provisions for bus stops and/or shelters shall be provided upon request by the transit agency responsible for the area. It shall also be a condition of the VTM that the applicant work with MTDB if the agency requires information regarding the planned trolley line and station near the project site.

12) Traffic Circulation - Pedestrian and Bicycle Impacts

Impact

Facilities for pedestrian and bicycle access within the project and connecting to the regional network would need to be provided per the recommendations of the community plan.

Finding

California Terraces Precise Plan: In conformance with the objectives of the Community Plan, lockable bike racks or storage lockers shall be provided at all school sites, parks, and commercial centers. Provision of lockable bike racks or storage lockers at all schools, parks, and commercial areas shall be a condition of the precise plan and all tentative maps which contain these land uses.

Bikeways and sidewalks shall be constructed in conformance with City standards. It shall be a condition of the precise plan that all subsequent tentative maps show the bikeways and sidewalks to be constructed.

California Terraces VTM: Provision of lockable bike racks or storage lockers at all schools, parks, and commercial areas shall be a condition of the VTM.

Bikeways and sidewalks shall be constructed in conformance with City standards. It shall be a condition of the VTM to show the bikeways and sidewalks to be constructed.

South Palm Vista VTM: Bikeways and sidewalks shall be constructed in conformance with City standards. It shall be a condition of the VTM to show the bikeways and sidewalks to be constructed.

13) Air Quality

Impact

Implementation of the proposed project could cause significant direct impacts to regional air quality due to increases in pollutant emissions caused by project traffic.

Finding

California Terraces Precise Plan: The precise plan has incorporated measures which would allow it to conform to the Regional Air Quality Strategies (RAQS), including the provision of bike lanes and pedestrian trails to reduce vehicle miles traveled. Further, the applicants for future tentative maps shall work with the City to provide accommodation of bus routes and associated stops within the project area. It shall be a condition of the

precise plan that the provision of alternative transportation routes as shown in Figure 40 of the EIR shall be conditions of approval for all future tentative maps.

With these mitigation measures, direct project impacts to air quality will be reduced to below a level of significance.

California Terraces VTM: Since this VTM area includes areas shown on Figure 40 of the EIR as requiring alternative transportation modes, provision of these shall be a condition of the VTM.

South Palm Vista VTM: As shown on Figure 40 of the EIR, this VTM does not include areas requiring provision of alternative transportation modes.

14) Public Services and Utilities - Impacts to Schools

Impact

The addition of students from the precise plan area and the California Terraces and South Palm Vista VTMs to the area's middle and senior high schools would be a significant impact due to the existing overcrowding of facilities.

Finding

California Terraces Precise Plan: It shall be a condition of approval of future tentative maps within the precise plan boundary that the developer be required to demonstrate that agreements to ensure appropriate funds are available to the districts have been made with the affected district prior to recording the final map. Funding could be derived from a Mello-Roos Community Facilities District. This district could cover California Terraces and any other development on the west end of Otay Mesa which is primarily zoned residential, commercial, and industrial. The funds would be used partially to finance construction of the new schools on-site and could also be used to provide portable classrooms at the schools which would be affected by students as described above generated from the initial phases of development. In addition, prior to the insurance of any building permit within the precise plan area, the school sites for the phase to be developed shall be approved by the San Ysidro Elementary School District and the Sweetwater Union High School District. These conditions will ensure that potential impacts are mitigated to below a level of significance.

California Terraces VTM: It shall be a condition of this VTM that the developer be required to demonstrate that agreements to ensure appropriate funds are available to the districts have been made with the affected district prior to recording the final map. Funding could be derived as described above under the precise plan. Implementation of those applicable portions of the Public Facilities Financing Program shall also be a condition of the VTM.

South Palm Vista VTM: It shall be a condition of this VTM that the developer be required to demonstrate that agreements to ensure appropriate funds are available to the districts have been made with the affected district prior to recording the final map. Funding could be derived as described above under the precise plan. Implementation of those applicable portions of the Public Facilities Financing Program shall also be a condition of the VTM.

15) Public Services and Utilities - Water Utilities Impacts

Impact

If development in the area occurs without upgrading the existing water pump station, potentially significant impacts would occur. In addition, because provisions of adequate sewer service cannot be assured without a sewer facilities study, sewer impacts are considered potentially significant.

Finding

California Terraces Precise Plan: Water and sewer studies shall be submitted to the Water Utilities Department prior to approval of any final maps to mitigate the potentially significant impacts identified above. The water study shall include a study of reclaimed water transmission and on- and off-site distribution facilities. Off-site water and sewer improvements shall be designed and installed by the project applicant(s), as recommended in approved studies, to the satisfaction of the Water Utilities Director. Facilities identified in these updated studies may require subsequent environmental review, if deemed necessary by the Development and Environmental Planning Division. Any additional environmental review will be necessary prior to construction of off-site facilities. The environmental review will include consideration of prior environmental documents that evaluate impacts by other projects to the same area affected by the proposed on- or off-site facilities.

Any significant impacts identified during subsequent environmental review shall be mitigated to reduce the impacts.

Prior to approval of any final map, off-site water and sewer improvements shall be designed and installed by the project applicant, as recommended in approved studies.

Prior to issuance of any building permits, the project applicant shall design and install all on-site water and sewer facilities, as recommended in approved studies, including construction of a water storage reservoir.

The foregoing measures shall be implemented through conditions of approval for the proposed precise plan and VTMs.

California Terraces VTM: Mitigation would be the same as described above for the precise plan.

South Palm Vista VTM: Mitigation would be the same as described above for the precise plan.

16) Paleontology

Impact

In implementing the proposed precise plan and tentative maps, including the proposed California Terraces and South Palm Vista VTMs, the potential for impacts from grading to paleontological resources exists.

Finding

California Terraces Precise Plan: Potentially significant impacts can be reduced to below a level of significance by implementing a program for the recovery of paleontological resources during grading and earthwork. The program, which includes the following steps, shall be a condition of approval of subsequent tentative maps and land development permits.

1. A qualified paleontologist and/or paleontological monitor shall be retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or master's degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

2. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. These duties are defined as follows:

    a. Monitoring. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the San Diego Formation and the Otay Formation to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

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b. Salvaging. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact EAS. The EAS must concur with the salvaging methods before construction is allowed to resume.

c. Preparation. Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

d. Monitoring Results Report. A monitoring results report, with appropriate graphics, summarizing the results, even if negative, analysis, and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program.

3. The Project Manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.

4. A report of findings, even if negative, shall be filed with the City of San Diego Environmental Analysis Section and the San Diego Natural History Museum prior to issuance of building permits.

California Terraces VTM: Potentially significant impacts can be reduced to below a level of significance by implementing the program described under the precise plan for the recovery of paleontological resources during grading and earthwork. Implementation of this program shall be a condition of the VTM.

South Palm Vista VTM: Potentially significant impacts can be reduced to below a level of significance by implementing the program described under the precise plan for the recovery of paleontological resources during grading and earthwork. Implementation of this program shall be a condition of the VTM.

B. Public Resources Code Section 21081(b)

The City Council, having reviewed and considered the information contained in the Final EIR for the project and the public record, finds there are no changes or alterations to the project which avoid or substantially lessen the significant environmental impacts that are within the responsibility and jurisdiction of another public agency.

C. Public Resources Code Section 21081(c)

The City Council, having reviewed and considered the information contained in the Final EIR for the project and the public record, finds there are specific economic, social, and other considerations which make infeasible mitigation measures and project alternatives identified in the EIR.

1) Mitigation of Impacts to Biological Resources

The project will have significant impacts on certain sensitive biological resources, including maritime succulent scrub, Diegan coastal sage scrub, and wetland habitats. Implementation of the approved Dennery Canyon Vernal Pool Preservation and Restoration Plan partially mitigates impacts to wetland habitats (vernal pools), and the permanent preservation of 124.7 acres of habitat comprised of coastal sage and maritime succulent scrub also provides partial mitigation for project impacts.

However, mitigation of biological resources to below a level of significance is only possible through the No Project alternative, a substantial redesign of the project to avoid a substantial portion of the sensitive biological resources on the site (which in this instance is tantamount to the No Project alternative), or through off-site acquisition of equivalent functional habitat to replace the habitat lost through development of the project.

The CEQA Guidelines direct lead agencies to consider economic, environmental, legal, social, and technological factors when determining whether changes to a project are feasible. The Guidelines further state that "CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian. An agency shall prepare a statement of overriding considerations . . . to reflect the ultimate balancing of competing public objectives when the agency decides to approve a project that will cause one or more significant effects on the environment" (14 Cal. Code Reg. Sec. 15021).

Finding

The City has balanced a variety of public objectives with respect to this project and has determined that the options for further mitigating the project's impacts to biological resources are not feasible and are therefore rejected.

Facts in Support of Finding

The No Project alternative is discussed and rejected in this section immediately following the discussion. It should be noted that even though the No Project alternative would, by

definition, eliminate the project's impacts to biological resources, these resources are presently adversely impacted by unauthorized recreational vehicle use occurring on the site. Thus, the No Project alternative cannot guarantee protection of the site's biological resources.

Avoidance of on-site natural resources beyond that already proposed as permanent natural open space would require a reduction in the number of residential units, the size of areas designated for commercial uses, and/or the elimination of sites designated for schools and community use. Simply put, additional on-site preservation of biological resources would require striking a different balance between the benefits of the project (housing, jobs, schools, infrastructure construction, and financing, etc.) and biological mitigation. The project strikes the balance desired by the City.

The Otay Mesa Community Plan designates only 52 acres of natural open space for the site; the project provides over two and a half times more natural open space than the community plan. Additionally, the City has worked with the applicant and other property owners to create, without City funding and acquisition, an approximately 900-acre open space system on Otay Mesa which preserves priority resource areas such as Dennery Canyon and provides important links to the Otay River Valley. Similarly, the applicant has proposed and designed a comprehensive approach to save vernal pools on Otay Mesa. The plan is designated to protect the best quality pools from destruction and achieve no reduction in vernal pool surface area or number of basins.

Requiring the applicant to acquire additional habitat off-site in this instance would add to the cost of providing housing on-site and would affect the ability to provide a reasonable mix of housing in the South Bay market. The project's proposed housing mix is intended to provide opportunities for first-time buyers to purchase a home in the Otay Mesa community. The California Legislature has expressly stated that: (1) lack of affordable housing is a "critical problem" in California; (2) that the "excessive cost of the state's housing supply is partially caused by activities and policies of many local governments which limit the approval of affordable housing . . . [and] require that high fees and exactions be paid by producers of potentially affordable housing;" and (3) that among the consequences of such actions are "discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality degradation" (Cal Gov't. Code Sec. 65589.5).

The City of San Diego is not insulated from the housing supply problems expressed by the California Legislature. According to the City's Housing Element Annual Review, San Diego is one of the nation's least affordable housing markets. Otay Mesa is one of the last remaining large undeveloped areas which can potentially fulfill the housing needs for a broad economic segment of the community. The project, in conformance with the community plan, provides a balanced range of housing opportunities. Implementation of

the project helps to address some of the Legislature's concerns about the housing crisis in California, which the City shares, while still providing partial biological mitigation.

To summarize, imposing additional on-site open space or off-site acquisition requirements on the project is rejected as infeasible because it would impede the provision and affordability of housing proposed by the project, and because the project provides the desired balance between biological mitigation and development of the project site. Pursuant to CEQA, the City has prepared a Statement of Overriding Considerations wherein it determines that the project's remaining significant environmental impacts are acceptable in light of the benefits of the project.

2) No Project Alternative

The "No Project" alternative would result in the retention of the property, at least temporarily, in its present undeveloped condition. The impacts associated with the proposed precise plan and tentative map would be eliminated. The potential for significant project impacts relating to biological resources, landform alteration, visual quality, archaeological resources, and public facilities would be avoided. Implementation of the No Project alternative would not preclude the future development of the site as it is within the Planned Urbanizing Area of the City of San Diego. The No Project alternative would avoid significant unmitigated impacts from the project but would not avoid ongoing impacts to biological resources from unauthorized recreational vehicle use on-site.

Finding

Specific economic, social, or other considerations make infeasible the No Project alternative.

Facts in Support of Finding

Under this alternative, biological resources such as vernal pools and coastal sage scrub habitat and sensitive hillsides would continue to be impacted by unauthorized activities such as off road vehicles, trash dumping, and transitory residences. The vernal pools would not be preserved or enhanced, nor would 132 acres be protected as natural open space unless public funding was used to acquire the site and implement these habitat conservation measures.

It is neither socially or economically feasible to totally disregard the potential of the applicant's property for residential use. Otay Mesa contains unique opportunities due to its size, topography, large parcel sizes, and proximity to the international border to accommodate residential development. A second international border crossing has been constructed and is operating, generating a demand for residential use in proximity to the border and adjacent recently approved industrial/manufacturing complexes. The

proposed project will meet this community demand by providing land for residential development. In addition, the proposed project is critical in meeting city-wide housing supply needs. Otay Mesa community is designated as a Planned Urbanizing area by the Progress Guide and General Plan. While most of the other communities within the Planned Urbanizing areas are rapidly reaching build-out, Otay Mesa has produced only a handful of dwelling units. Failure to allow residential development as approved in the Otay Mesa Community Plan would be inconsistent with the objectives in the Progress Guide and General Plan to direct development to Planned Urbanizing areas and encourage efficient contiguous development. Moreover, failure to approve residential development in Otay Mesa requires those persons working at adjacent industrial/manufacturing complexes to live in areas outside the community planning area which tends to produce lengthier travel patterns consuming more energy and increasing air pollution.

Certain elements of the adopted goals and objectives of the Otay Mesa Community Plan would not be met with the No Project alternative. These include providing public facilities and services commensurate with development of the planning area, providing necessary public health and safety facilities, and promoting a balance between residential housing and industrial/commercial uses. The project is located in an area of the community plan designated for residential development. Such residential development is critical to meeting the community's future housing supply needs.

Adoption of the No Project alternative would result in the loss of three elementary school sites and a middle school site offered by the development. One of the principal goals of the Otay Mesa Community Plan is to assure public facilities and services commensurate with development in the planning area. The creation of specific sites for the schools is a first step in the process of assuring that these facilities are developed concurrent with need. Moreover, schools generally make space available within their facilities for meetings of various civic, social, and cultural organizations. Loss of the three elementary schools, junior high school, community parks and recreation centers, would be contrary to the Otay Mesa Community Plan social objective of providing meeting places for the various civic and social groups within the community. Implementation of the No Project alternative would preclude this first step from being implemented.

Retaining the property in its existing use would also impact any financing mechanism for providing adequate public facilities for the Otay Mesa community. Regardless of the use of this property, Otay Mesa will require extension of public services and facilities such as water, sewer, parks, libraries, police, and fire stations; and development of roads such as Palm Avenue, Del Sol Boulevard, Otay Mesa Road, Hidden Trails Road, and Dennery Canyon Road. Implementation of the No Project alternative would preclude the construction of the majority of public improvements through the subdivision process. Absent obtaining the project's portion of these public improvements through the subdivision process, such facilities must be financed through mechanisms such as

development impact fees, assessment districts, or Mello-Roos sources. The actual fee imposed on each property utilizing these mechanisms involves determining the extent or degree which each type of development generates a demand for, or receives a benefit from, the various public facilities involved. The No Project alternative would not generate traffic, or the need for, or benefit from, schools, fire stations, parks, water, or sewer service. Thus, on an equitable basis, the property would not share in the cost of financing such facilities, which may result in insufficient funds to finance the needed facilities or an undue burden for financing the facilities on adjacent and nearby property owners who are permitted to develop their land. This increase in financial burden on adjacent properties may be so prohibitive that the projects cannot proceed, resulting in the elimination of much needed lower-cost housing for persons employed in the adjacent industrial parks, contrary to the goals and objectives of the community plan.

Processing of the project has resulted in a substantial investment of funds by the applicant to pay property taxes, insurance fees, carrying costs, maintenance and acquisition costs, and consultant, legal, and City processing fees. The applicant would not have expended these costs without the reasonable expectancy of a financial return from a reasonable use of the property in accordance with the adopted community plan. Further, regardless of the ultimate use of the California Terraces property and surrounding area, the Otay Mesa Community Plan area will require the extension of public services and roads. Retaining the property in its current undeveloped state would limit financing options for constructing many needed public facilities, such as Otay Mesa Road, Palm Avenue, the I-805/Palm Avenue interchange improvements, schools, parks, and water facilities. The failure to implement any of the goals of the Otay Mesa Community Plan makes this alternative inconsistent with the adopted City Progress Guide and General Plan and infeasible. The No Project alternative is, therefore, rejected in favor of the project. Pursuant to CEQA, the City has prepared a Statement of Overriding Considerations where it determines that the project's remaining significant environmental impacts are acceptable in light of the benefits of the project.

3) Reduced Grading Alternative (Alternative C)

Landform alteration and grading quantities were considered to be significant, unmitigated impacts of the project. An alternative to reduce these impacts would avoid the Hillside Review Overlay Zone and reduce all the manufactured slope heights to less than 60 feet as shown in Figure 46 of the EIR. In doing so, the amount of developable land would be altered and the number of residential units would be reduced by approximately 56 percent to 2,360 units (Figure 4 in the EIR shows the proposed precise plan). Accordingly, the amount of open space would be increased by approximately 130 acres and extent of manufactured slopes would be reduced. The commercial, park, and school acreage south of Del Sol Boulevard would also be reduced. However, the school sites would need to be redesigned to meet minimum standards as set forth by the respective school districts, while parks would also need to be redesigned to meet standards outlined

in the General Plan. Under this alternative, the major manufactured slopes (e.g., Planning Area 9) would not be created as currently planned. However, some of these manufactured slopes are within canyon heads and would still be necessary to support land uses and roadways (e.g., Palm Avenue). Additionally, the alignments of Palm Avenue and Otay Valley Road would need to be modified.

Since reduced grading would avoid the steep slopes and retain more of the natural landform, this alternative would result in reduced visual impact. Successful revegetation of the fill slopes would reduce the visual contrast as the revegetated slopes would blend in with the adjacent natural habitat, and would eventually reduce the visual impact to below a level of significance. Impacts to biological resources, while reduced due to the increase in natural open space, would remain significant and unmitigated due to the loss of sensitive habitats under this alternative. Impacts to vernal pool habitat would remain the same as with the proposed project because development would occur on the flat portions of the site where the vernal pools are located. All remaining issues would be similar to the proposed and would be mitigated by the same means. Cumulative air quality impacts would remain significant and unmitigated.

Finding

Specific economic, social, or other considerations make infeasible the Reduced Grading alternative.

Facts in Support of Finding

This alternative would not implement the goals and objectives of the community plan in terms of density and land use. The reduction by more than one-half of the residential dwellings would necessitate a significant reduction in regional-serving facilities provided by the project and revenues to the City to provide facilities and services to residents.

Alternative C would reduce the total number of dwelling units from 5,375 proposed for the project to 2,360. The goals and objectives of the Otay Mesa Community Plan include providing housing needs for all economic segments of the community, promoting a balanced community in terms of housing types and economic appeal and providing housing to accommodate people employed in the Otay Mesa industrial parks. The implementation of Alternative C would defeat these goals and objectives. Land use as proposed in the project includes residential (low density, low-medium density, medium density, and high-medium density), four school facilities, three parks, commercial centers, natural open space, and regional transportation improvement. Alternative C virtually eliminates the proposed projects low-medium density and 65 percent of high-medium density housing. Low-medium density housing (townhouse) are generally occupied by moderate income families and bridges the gap between entry-level housing and single-family housing. High-medium density (e.g., apartments/condominiums) are often occupied by first-time buyers, renters, and elderly. The exclusion of these two

housing types would result in a failure to provide housing needs for several distinct economic segments of the community, an unbalanced mix of housing types, and eliminates some of the available housing for those persons employed in the adjacent industrial parks.

Further, while grading quantities are reduced substantially for Alternative C compared to the proposed project, overall grading costs actually increase. This increase is a result of the significantly revised grading concept for Alternative C which conserves several canyons. This in turn eliminates most of the on-site fill areas that would otherwise be used to balance earthwork on-site, necessitating the export of 2.0 million cubic yards of material from the project. In order to avoid the export condition and balance the grading on-site, this alternative would have to be redesigned, reducing the developable area which would further reduce the number of dwelling units to 1,556. This would eliminate 88 percent of the multi-family housing proposed by the project. Such a reduction in units would be inconsistent with some of the goals and objectives of the community plan as described above.

Failure to balance the earthwork on-site would require the export of material (2.0 million cubic yards) to a disposal site in the immediate area or to a local landfill. A disposal site large enough to accommodate this amount of material is not available in reasonable proximity to the project. Exporting the material to a local landfill would cost approximately $114,600,000, which would significantly increase the cost of housing. As set forth in Section C.1) above, such additional costs would reduce the ability to provide a reasonable mix of housing in the South Bay market.

4) Increased Open Space Alternative (Alternative D)

Another redesign of the land use plan which would reduce the identified biological impacts as well as the amount of grading into steep slopes is conceptually shown in Figure 47 of the EIR. This alternative is considered the environmentally preferable alternative and would reduce the developable acreage by approximately 115 acres and reduce the number of dwelling units by approximately 1,885 (a 35 percent reduction). The modifications to the developable acreage areas shown for Planning Areas 9, 8, 11, 12, 14, 22, and 26 would substantially reduce biology impacts to sensitive plant species and vegetation communities. Landform alteration impacts would also be substantially lessened under the redesign but not to a level below significance. The changes which would be required at the affected planning areas are described below.

As Figure 47 indicates, the redesign indicated for Planning Area 9 would increase the coastal sage scrub acreage in open space to approximately 107 acres, thereby preserving additional habitat for the California gnatcatcher. Two additional vernal pools (pools 35 and 36 as described in the Vernal Pool Plan) would also be preserved, as well as populations of other sensitive plant species. This alternative would result in the

elimination of 566 of the proposed 651 single-family units at Planning Area 9. Open space (2.7 acres) would also be added at Planning Area 8 on the east side of Palm Avenue and further reduce impacts to coastal sage scrub vegetation. The number of units at this location would be reduced by approximately 100 units.

Under this alternative, the canyon area just north of State Route 905, currently proposed as part of the junior high and community park complex (Planning Areas 11 and 12), would be preserved as open space. To further reduce biological impacts and create an enhanced open space system, State Route 905 would have to be reconstructed to bridge approximately 800 feet of the already filled canyon area, thereby linking open space north and south of the freeway. Additionally, future Otay Mesa Road just south of State Route 905 would bridge (approximately 200 feet) a small finger canyon to provide an open space linkage. These improvements would reduce direct impacts to biological resources in this canyon area and reduce indirect and direct impacts to wildlife using these resources.

The alternative would also permit the in situ preservation of the small-leafed rose population, a state-listed endangered species, in Planning Area 14. In order to preserve the rose, Palm Avenue would have to be realigned. Additional coastal sage scrub acreage (approximately 10 acres) would also be retained by realigning the road. Single-family development in the canyon immediately to the east would also be eliminated and 9.5 acres of coastal sage scrub would be preserved. The manufactured slopes at the head of both of these canyons would be reduced under this concept. The number of dwelling units in Planning Area 14 would be reduced from 249 to 173.

This alternative would also eliminate the proposed 3.2-acre commercial development at Planning Area 22 which could be relocated to another area of the project. A redesign in this location would preserve approximately 11 additional vernal pools on the mesa top adjacent to open space in Dennery Canyon, increase open space, and reduce visual and grading impacts. Planning Area 26, south of State Route 905, would also be eliminated.

Finding

Specific economic, social, or other considerations make infeasible the Open Space alternative.

Facts in Support of Finding

The increased open space alternative would reduce the number of single-family units from 1,089 to 710 and the multi-family units from 4,286 to 2,786. This alternative would not implement the goals and objectives of the community plan in terms of density, land use, and provision of housing for all economic segments of the community and reduces the housing to accommodate people employed in the industrial parks.

The open space alternative would substantially increase the cost of housing by spreading the per unit development costs over a smaller number of units. As a result, the substantial reduction of the project area is not considered feasible because it would not be consistent with the project's objective of providing a wide variety of housing products and the City and community policy of providing a balanced community in terms of housing types and an adequate supply of housing to persons of all economic levels. The City of San Diego is facing a housing crisis which has resulted from a shortage of affordable housing. Existing economic conditions make it difficult or infeasible for all the additional costs of providing affordable housing to be absorbed by the developer or "passed on" to the consumer. Moreover, the number of first-time home-buyers excluded from the housing market incrementally increases as housing construction costs increase. The result is that (1) an unbalanced community may be created in favor of low density residential and (2) an inadequate supply of housing may result for persons at lower economic levels, both of which are inconsistent with City and community goals and policies. As discussed in the section regarding mitigation of impacts to biological resources, the project strikes the desired balance between environmental mitigation and development. The Increased Open Space alternative is, therefore, rejected in favor of the project. Pursuant to CEQA, the City has prepared a Statement of Overriding Considerations where it determines that the project's remaining significant environmental impacts are acceptable in light of the benefits of the project.

5) Alternative Grading/Product Type (Alternative E)

Possible reductions to the landform alteration and visual quality impacts could be achieved proposing a different housing product type which accommodates smaller graded pads and/or stepped grading. The layout of the proposed development could be redesigned to reduce the amount of slope grading. The locations within the precise plan where this concept could be applied are shown on Figure 48.

The distribution of residential unit types could be changed so that single-family detached, duplexes, and multi-family units are intermixed more to allow for sensitive grading and to reduce impacts to visually sensitive areas. For example, multi-family and duplex units, designed in a creative (i.e., topographically sensitive) manner, can be utilized on steeper slope portions of the site in a "step down" or terraced design which follows the existing grade much more closely than the flat pads currently proposed. As illustrated in Figures 49-51, more custom-type of units could be designed to retain some of the existing topographical features on-site. In addition, multi-family units do not necessarily require extensive level pad areas around them. This would reduce the extent of grading, possibly allowing for more open space and preserving additional biological habitat but would not reduce the landform alteration and biological impact to below a level of significance. This alternative would also conform with the Otay Mesa Community Plan goal for developing a distinctive and sensitive project while creating a balance of housing types and while applying the Hillside Review Guidelines.

For a distinctive, sensitive development to occur under the stepped grading approach proposed by this alternative, buildings must be designed which terrace from one to two stories from front to back in order to more closely follow existing grade. Site retaining walls and walk-out basement living areas can be employed to take up the slope. This could be done without significantly reducing usable pad area, number of building units, or building square footage. This approach combined with creative design solutions for driveways, roadways, and building locations can reduce the project impacts although it is not clear how significant the reduction would be. In addition, this type of design would meet the goals and intent of the Land Use Element of the Otay Mesa Community Plan. However, residential houses and multi-family buildings would have to be designed to a less conventional, more custom design fashion to accommodate such grading approaches, resulting in significant increases to building costs.

The size of pads around single-family units and other land uses (i.e., the park, commercial, and school sites) can be reduced by creating pad areas that slope at accepted engineering gradients for lawn and outdoor use areas of up to and including 3:1 slopes. Developed areas should be graded so that they retain the natural landform character rather than creating very flat, uniformly sloped pad areas.

The street pattern should follow the existing topography more closely by utilizing the maximum curve and gradient design guidelines allowed by the City's Street Design Manual, which the proposed project does not do in all areas. Most residential road widths could be reduced to the minimum in sensitive areas, with sidewalks on only one side and reduced on-street parking. Single-family residential blocks of streets could be stepped from block to block in order to create more grade separation between streets. Such an approach would further reduce landform alteration, although fewer linking cross streets could be built which would reduce neighborhood circulation for both vehicles and pedestrians.

Finding

Specific economic, social, or other considerations make infeasible Alternative E.

Facts in Support of Finding

The natural landforms associated with the California Terraces site are not conducive for utilizing the "stepped building" concepts described above. These concepts work most effectively at reducing landform alteration where the natural slope gradients are in the 10-25 percent range. The demarcation between nearly flat land on the mesa tops and the steep canyon (slopes greater than 50 percent) is distinct on the project site. Since the majority of the proposed development has been situated for the flatter mesa top areas, the potential for significant reductions in landform alteration impact benefits which could accrue from this alternative is limited.

The redesign of the project as envisioned under this alternative would substantially increase the costs for streets and residences. Street grades of 15 percent would require concrete for paving rather than asphalt. Split level foundations are more expensive than concrete slabs at grade and would require retaining walls and more extensive footings for the foundations. The cost increase associated with this alternative would impair the ability to provide a reasonable range of housing opportunities at relatively affordable prices, and the benefits of the alternative do not justify incurring the cost to implement it. It would be infeasible to implement this alternative at an affordable cost in light of the other regional infrastructure improvements required for development of the project site. .Alternative E is, therefore, rejected in favor of the project. Pursuant to CEQA, the City has prepared a Statement of Overriding Considerations where it determines that the project's remaining significant environmental impacts are acceptable in light of the benefits of the project.

STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15093, having balanced the benefits of the project against its unavoidable environmental effects, which remain notwithstanding the mitigation measures and alternatives described above, determines that such remaining significant environmental effects are acceptable due to the following considerations:

1. California Terraces is part of a comprehensive open space system for Otay Mesa which protects important environmental resources. The Otay Mesa Community Plan designates 52 acres of natural open space within the precise plan area, of which significant portions are isolated. Although the California Terraces Precise Plan has always exceeded this number, the applicant has worked with the City and other property owners to create an approximately 900-acre open space system which preserves priority resource areas such as Dennery Canyon and provides important links to the Otay River valley. Without these projects, the land would have to be acquired at a cost of approximately $44 million. California Terraces, because of its central location, is vital to the success of the plan. California Terraces will provide approximately 123 acres of open space, or almost two and a half times the amount designated by the community plan. One of the objectives of the community plan is to preserve unique natural environments in accordance with relevant EIR mitigation measures. The open space system will protect sensitive plant communities, including 119 acres of coastal sage scrub and maritime succulent scrub. Additionally, the project will provide for the revegetation of slopes, transitioning to natural open space, with coastal sage scrub.

2. California Terraces will save important biological resources by participating in the Dennery Canyon Vernal Pool Preserve. Historical records dating back to the 1850s document the ongoing loss of vernal pools in Otay Mesa. The applicant's Otay Corporate Center and California Terraces are the first projects within Otay Mesa to propose and design a comprehensive approach to save vernal pools through the establishment of two vernal pool preserves. The plan is designed to protect the best-quality pools from destruction and achieve no reduction in vernal pool surface area or number of basins.

3. California Terraces will provide significant community-wide public facilities. One of the goals of the community plan is "To assure standard public facilities and services commensurate with development of the planning area." The project will be responsible for providing or contributing a significant portion of the public facilities and infrastructure required to serve the residential community in Otay Mesa. The project will:

a. Construct important parts of the backbone circulation system, including Palm Avenue, which will represent the second and only other access from Otay Mesa to I-805 for the next decade or more. This four- and six-lane major street serves as the principal connection for northwest Otay Mesa between I-805 and SR-905.

b. Participate in providing a solution to the unsafe conditions along Otay Mesa Road by adding lanes, traffic signals, and medians between SR-905 and Heritage Road.

c. Provide bus stops or shelters required by San Diego Transit Corporation to develop necessary bus routes in the community.

d. Provide internal bikeway and pedestrian path systems linked to the overall community-wide system.

e. Construct the first phases of a new domestic water system which will ultimately serve the higher-elevation areas of the entire residential community, as well as the City-owned Brown Field.

f. Contribute approximately $22.5 million (1993 value) to the Otay Mesa Financing Plan which will fund freeway rights-of-way and interchanges, major roads and traffic signals, parks, fire and police stations, and library facilities.

g. Designate sites for three elementary schools and the only middle school for the area.

h. Designate sites for a 13-acre community park and two neighborhood parks.

i. Participate in funding the construction of needed school facilities.

4. The project is necessary to achieve a jobs/housing balance. One of the guiding principles of the Otay Mesa Community Plan is the concept of a "balanced community." Eleven years after the adoption of the community plan, 3 million square feet of industrial building space on 170 acres have been developed without the benefit of adjacent housing. Approximately two-thirds of the industrial area within the City has been subdivided with approximately 1,100 acres of improved lots. The residential community has the potential to produce housing for 27,000 workers, a significant number of whom will be employed within the Otay Mesa industrial area. If housing is not available within projects such as California Terraces, workers will be forced to commute longer distances on Interstates 5 and 805 and State Route 905. The result of this jobs/housing imbalance will be

longer-than-average commutes for Otay Mesa workers, worsening air quality, and the need for significant public expenditures to upgrade or improve regional transportation facilities.

5. At the heart of Otay Mesa's residential community is a pedestrian-friendly, transit-oriented town center. California Terraces borders the town center on three sides. Development of the Otay Mesa Town Center is contingent on the needs of the residential community—particularly California Terraces. Without a sufficient residential base, the many benefits of the town center (including generation of sales tax revenues) will not accrue to the City.

6. California Terraces will provide a broad range of housing opportunities. According to the City's Housing Element Annual Review, San Diego was ranked in January 1990 as the nation's least affordable housing market. The housing plan for California Terraces is based on the assumption that a full range of densities and housing products will create a full range of prices for future residents. Otay Mesa is the last remaining large undeveloped area which can potentially fulfill the housing needs for such a broad economic segment of the community. California Terraces, in conformance with the community plan, is committed to implementing a balanced community in terms of housing types and economic appeal, by providing housing opportunities for various age groups, family sizes, races, and ethnic backgrounds.

7. California Terraces will create jobs. National economic conditions are acutely felt in the communities near Otay Mesa. Both unemployment and underemployment are overrepresented in these areas. Almost one-third of all households in the southern portion of the city of San Diego are either very low or low income (family of three with an income of less than $31,160).

   According to employment formulas provided by the Construction Industry Research Board, California Terraces will generate construction-related jobs totaling approximately 900 person-years of employment. Roughly one-half of the employment is construction; the balance results from consumer demand for new furniture, services, landscaping, and other new household purchases. The project will create an average of approximately 900 full-time employees.

8. California Terraces would provide new development that implements regional air quality improvement strategies. Thirty-seven percent of all trips are home to work related, and commuting and business trips account for the majority of nitrogen emissions.

   According to a San Diego Association of Governments survey, the average daily one-way commuter trip is 12 miles. If the residential community in Otay Mesa remains undeveloped, the outcome will likely be longer-than-average commutes

because of the industrial park's physical isolation from the rest of the city. Development of Otay Mesa's residential community could reduce the annual number of peak hour vehicle miles traveled and vehicle air emissions from commuters on Interstates 5 and 805 and State Route 905.

Because of San Diego's "severe" classification, the Air Pollution Control District has adopted a series of measures designed to reduce emissions. California Terraces would implement a number of these goals, including a mandated jobs/housing balance and affordable housing located in proximity to jobs.

9. California Terraces is a critical part of the City's Growth Management Program. By the year 2000, there will be an estimated 470,000 new San Diegans who will need housing. Approximately 57 percent of these residents will be born in San Diego; the balance will move to the region.

   Many of the City's Planned Urbanizing communities are rapidly reaching build-out. A number of these communities, including Otay Mesa, have produced only a handful of dwelling units. If the 18,200 dwelling units projected for Otay Mesa are not realized, many potential residents will be forced to find housing in older urbanized areas. These areas are already suffering from overcrowded schools, parks, and libraries; failing public infrastructure; congested roads; and inadequate housing. Many other potential residents will be forced to "leapfrog" to developments within more distant outlying areas such as Temecula, Spring Valley, Jamul, Santee, and Lakeside.

10. California Terraces promotes an efficient use of land, in contrast to suburban communities such as Rancho Peñasquitos and Mira Mesa, which have been designed at two to three dwelling units per gross acre. The increased density allows for development of a more compact community which preserves open space, promotes the use of mass transit, and creates the opportunity for a pedestrian-oriented town center.

11. The project preserves a regionally significant archaeological resource (SDI-6941D) that would be available and accessible for future research on the city's and region's history.

For these reasons, on balance, the City Council finds there are planning, social, economic, and other considerations resulting from this project that serve to override and outweigh the project's unavoidable significant environmental effects, and thus, the adverse environmental effects are considered acceptable.

Mitigation Monitoring and Reporting Program for the California Terraces Precise Plan, California Terraces Vesting Tentative Map, and South Palm Vista Vesting Tentative Map

The California Environmental Quality Act (CEQA), Section 21081.6, requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report (EIR) in order to ensure that the mitigation measures are carried out. The mitigation monitoring and reporting program should specify what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

The mitigation monitoring program for the California Terraces Precise Plan and implementing vesting tentative maps (VTMs) is under the jurisdiction of the City of San Diego and other agencies as specified below. The following is a description of the mitigation monitoring and reporting program to be completed for the project. References in the text are cited from tables or figures in the EIR for the project (SCH No. 85022015, DEP No. 86-1032).

A. Landform Alteration/Visual Quality

1) Impacts to Landform Alteration from Grading

Grading of the project site as proposed would significantly alter the existing landform. The grading quantities, height, and number of manufactured slopes would not be consistent with the guidelines established in the Otay Mesa Community Plan and the Hillside Review Overlay Zone. Thus, implementation of the proposed grading would constitute a significant impact.

Mitigation, Monitoring, and Reporting Program

The precise plan and both VTMs as proposed would have significant unmitigated landform alteration impacts. A number of measures have been incorporated into the project design to lessen the impacts associated with the proposed grading. These measures include the use of slope rounding and contour grading. Implementation of these measures would reduce the grading impacts of the project.

Implementation of the grading techniques (slope contouring and undulation) shown on each of the tentative maps would occur through the approval of the final grading plans. The applicant shall clearly indicate on the grading plans slopes that are to be contour

graded. A note shall be included on the grading plans requiring the applicant to notify the Planning Department two weeks before grading begins and for the follow-up inspection after grading is complete. Prior to the issuance of grading permits, EAS shall review the grading and landscape plans to ensure that grading techniques are being utilized and that manufactured slopes are landscaped in conformance with the conceptual landscape plan. Areas shown as open space shall be flagged in the field and confirmed by EAS. The applicant shall retain a soils engineer to monitor the grading, construction, and revegetation of the project and submit in writing to the City Engineer and EAS certification that the project has complied with the required mitigation measures on the grading plans. Only after the Planning Director and City Engineer approve the grading, a recommendation shall be made to the City Council for the release of the subdivision bond.

2) Impacts to Visual Quality from Landform Alteration

Implementing the precise plan via the two VTMs would create significant visual quality impacts due to the proposed development and creation of major manufactured slopes.

Mitigation, Monitoring, and Reporting Program

The areas proposed as natural open space would reduce the visual quality impacts by retaining a portion of the natural character of the site. The precise plan incorporates the following design objectives which attempt to reduce the impacts which would result from implementation of the project. The design objectives of the precise plan include grading guidelines, landscaping concepts, and streetscape treatment. These measures would provide partial mitigation for the significant visual quality impact resulting from the project grading.

a. In areas of grading, techniques such as rounding the toe and top of manufactured slopes would be utilized to lessen the visual impact. Although these slopes would initially cause a dramatic change in the visual environment, as the landscaping on these slopes matures, the visual contrast would diminish. Contour grading techniques would be utilized as required by the Hillside Review Guidelines.

b. Slopes with lesser visibility but adjacent to natural open space would be rounded and contoured to blend with the open space areas.

c. All manufactured slopes would be landscaped. A mix of native drought-tolerant plant species would be used. Landscaping would follow the City Landscape Ordinance and Technical Manual. A landscape concept plan (see Figure 15) has been prepared for the precise plan. These concepts have been incorporated into the detailed landscape plans for each of the tentative maps.

Implementation of these mitigation measures would occur through the approval of the final grading plans. The applicant shall clearly indicate on the grading plans slopes that are to be contour graded and rounded. A note shall be included on the grading plans requiring the applicant to notify the Planning Department two weeks before grading begins and for the follow-up inspection after grading is complete. Prior to the issuance of grading permits, EAS shall review the grading and landscape plans to ensure that grading techniques are being utilized and that manufactured slopes are landscaped in conformance with the approved landscape plans for the California Terraces and South Palm Vista VTMs. The applicant shall retain a soils engineer to monitor the grading, construction, and revegetation of the project and submit in writing to the City Engineer and EAS certification that the project has complied with the required mitigation measures on the grading plans.

Additionally, it shall be a condition of approval for all tentative maps that the developer provide maintenance of all landscaping of the manufactured slopes along major streets and adjacent to natural open space. The developer is responsible for maintaining the landscaping until such time that either homeowner's associations (HOAs) or other City-approved mechanisms can assume long-term responsibility. If maintenance responsibility is accepted by a Landscape Maintenance District, the minimum maintenance period would be two years.

The applicant shall enter into a long-term maintenance agreement with the City, which shall be recorded with all final maps. The agreement shall stipulate that the developer shall be responsible for the landscape maintenance of the manufactured slopes until such time that either the HOAs or other mechanisms can assume responsibility. Any areas which are proposed to be deeded over to the City and require landscape maintenance are likewise the obligation of the developer until such time that the City has agreed to assume responsibility.

Areas covered by the Community Plan Implementation Overlay Zone which contain manufactured slopes must have either HOAs or other mechanisms (which must be approved by the Planning Department and Park and Recreation Department) established prior to the issuance of building permits. The HOAs and/or other approved mechanisms are required to provide permanent landscape maintenance of the manufactured slopes.

B. Geology/Soils and Erosion/Water Quality

1) Impacts from Unstable Geologic or Soils Conditions

In implementing the proposed precise plan, the potential for geologic impacts exists. However, these potentially significant impacts can be reduced to below a level of significance by implementing various mitigation measures cited below.

a) **California Terraces Precise Plan**

The City of San Diego Engineering and Development Department mandates specific engineering geological requirements for tentative maps. Specific mitigation of potential geological constraints would be based on detailed field data conducted for grading and improvement plan approvals through the Engineering and Development Department and would be implemented by the project applicant.

The City of San Diego, Environmental Analysis Section and City of San Diego Engineering and Development Department shall ensure that the following mitigation measures are a condition of approval of future tentative maps within the precise plan boundary. This shall be a condition of approval of the precise plan and shall be verified prior to precise plan approval. These measures are specified in detail in Appendix A of this report.

1. Removing the expansive materials to a depth of approximately four feet below the proposed finished grade, or using highly reinforced foundations and/or *posttensioned slabs where the deposit is too thick for removal.*

2. Removing and recompacting existing fill sites.

3. Removing and recompacting cohesionless zones encountered within the terrace deposits. Any slopes cut into this material would require stability fills to reduce the potential for excessive rilling, erosion, and surficial sloughing.

4. Removing and recompacting alluvium or slope wash wherever fill is to be placed in canyons. Canyon subdrains may be required if fill is placed in canyons.

5. Using stability fills in cut slopes wherever bentonite clay deposits are exposed. The buttresses would consist of a uniform 20-foot-thick fill placed at the face of overcut cut slopes. The material used in the stability fill should consist of granular material, which could be obtained from the nearby terrace deposits and San Diego Formation.

6. Buttressing the major landslide along the southern flank of the westerly trending drainage course at the site by construction of a buttress fill independent of the pad elevations or by increasing pad elevations to 340 to 390 MSL along the toe of the landslide. All loose slide debris should be removed from the area underlying any proposed structural developments including streets and the area extending outside the development equal to the depth of the landslide debris at the edge of the proposed structural improvements.

7. Including setbacks or redesign of components in a site plan, should future testing indicate a need in the vicinity of the La Nacion fault.

b) California Terraces and South Palm Vista Vesting Tentative Maps

Specific measures to reduce potentially significant impacts to below a level of significance for the California Terraces and South Palm Vista VTMs as made a condition of approval of the precise plan include the following:

1. Removing the expansive materials to a depth of approximately four feet below the proposed finished grade, or using highly reinforced foundations and/or posttensioned slabs where the deposit is too thick for removal.

2. Removing and recompacting existing fill sites.

3. Removing and recompacting cohesionless zones encountered within the terrace deposits. Any slopes cut into this material would require stability fills to reduce the potential for excessive rilling, erosion, and surficial sloughing.

4. Removing and recompacting alluvium or slope wash wherever fill is to be placed in canyons. Canyon subdrains may be required if fill is placed in canyons.

5. Using stability fills in cut slopes wherever bentonite clay deposits are exposed. The buttresses would consist of a uniform 20-foot-thick fill placed at the face of overcut cut slopes. The material used in the stability fill should consist of granular material, which could be obtained from the nearby terrace deposits and San Diego Formation.

6. Buttressing the major landslide along the southern flank of the westerly trending drainage course at the site by construction of a buttress fill independent of the pad elevations or by increasing pad elevations to 340 to 390 MSL along the toe of the landslide. All loose slide debris should be removed from the area underlying any proposed structural developments including streets and the area extending outside the development equal to the depth of the landslide debris at the edge of the proposed structural improvements.

7. Including setbacks or redesign of components in a site plan, should future testing indicate a need in the vicinity of the La Nacion fault.

A note shall be included on the grading plans that these measures are conditions of approval of the tentative map. The City of San Diego Environmental Analysis Section and City of San Diego Engineering and Development Department shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior

to the issuance of grading permits, EAS and Engineering and Development Department (EDD) shall review the grading plans to ensure that these measures are on the plans. The applicant shall retain a soils engineer to monitor the grading and construction. At its discretion, the Planning Department shall conduct field inspections during grading. Only after the Planning Director and the City Engineer approve the grading and other appropriate improvements, a recommendation may be made to the City Council for the release of the subdivision bond.

c) South Palm Vista Vesting Tentative Map

Other specific measures to reduce potentially significant impacts to below a level of significance identified in the geology report for the South Palm Vista VTM include the following:

1. Removing all potentially compressible topsoil, slopewash, and alluvium to firm natural ground in areas of proposed development and replace with suitable properly compacted fill prior to placement of additional fill or construction of structures or other improvements.

2. Scarifying areas to receive fill to a depth of 12 inches and recompact to a minimum relative compaction of 90 percent.

3. Undercutting the cut portion of cut-fill transition lots at least three feet and replace with property compacted "very low" to "low" expansive fill soils.

4. Providing a subdrain within the canyon drainage areas to reduce the potential for groundwater buildup.

A note shall be included on the grading plans that these measures are conditions of approval of the tentative map. The City of San Diego Environmental Analysis Section and City of San Diego Engineering and Development Department shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior to the issuance of grading permits, EAS and EDD shall review the grading plans to ensure that these measures are on the plans. The applicant shall retain a soils engineer to monitor the grading and construction. At its discretion, the Planning Department shall conduct field inspections during grading. Only after the Planning Director and the City Engineer approve the grading and other appropriate improvements, a recommendation may be made to the City Council for the release of the subdivision bond.

2) Impacts from Erosion

The disruption of natural soil profiles by grading operations would result in the exposure of subsoils to the erosive forces of wind and water, thereby temporarily increasing

susceptibility to erosion. This temporary condition would exist during the grading and development process. Implementation of the mitigation measures immediately after grading would lessen this impact. The geologic units found within the California Terraces Precise Plan area (San Diego Formation; Otay Member, Rosarito Formation; and the terrace deposits) are moderately to highly erosive. Cut and fill operations could result in significant erosion if proper grading techniques are not utilized. The potential for significant short-term impacts from soil erosion, both on- and off-site, are reduced to below a level of significance by grading and erosion-control techniques proposed in the precise plan and California Terraces and South Palm Vista VTM.

Mitigation, Monitoring, and Reporting Program

a) California Terrace Precise Plan

The following mitigation measures shall be a condition of approval of future tentative maps within the precise plan boundary.

1. Limiting grading to only what is permitted so that spillovers into natural areas are avoided, and native vegetation to be preserved is not trampled.

2. Watering and capping final earth surfaces to form a hardened cap.

3. Sandbagging roadbeds (where necessary) until paved, in order to minimize erosion and prevent sediment transport. This may need to occur on portions of Palm Avenue.

4. Controlling sediment production from graded building pads with low perimeter berms, sandbags, bladed ditches, or other appropriate methods.

5. Construction of on-site interim and ultimate storm drain systems to reduce the off-site impact due to construction activities and ultimate development. Drainage facilities would include channels, inlets, storm drain piping, detention basins, and outlet structures to reduce impacts to the downstream receiving waters.

6. Native areas not be to be disturbed by grading shall be flagged to delineate the extent of the grading.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of all subsequent tentative maps within the precise plan. The City of San Diego Environmental Analysis Section, and City of San Diego Engineering and Development Department shall verify this is a condition of the precise plan approval prior to approval of the precise plan.

b) **California Terraces and South Palm Vista Vesting Tentative Maps**

Specific measures to reduce potentially significant impacts to below a level of significance for the California Terraces and South Palm Vista VTMs as made a condition of approval of the precise plan include the following:

1. Limiting grading to only what is permitted so that spillovers into natural areas are avoided, and native vegetation to be preserved is not trampled.

2. Watering and capping final earth surfaces to form a hardened cap.

3. Sandbagging roadbeds (where necessary) until paved, in order to minimize erosion and prevent sediment transport. This may need to occur on portions of Palm Avenue.

4. Controlling sediment production from graded building pads with low perimeter berms, sandbags, bladed ditches, or other appropriate methods.

5. Construction of on-site interim and ultimate storm drain systems to reduce the off-site impact due to construction activities and ultimate development. Drainage facilities would include channels, inlets, storm drain piping, detention basins, and outlet structures to reduce impacts to the downstream receiving waters.

6. Native areas not to be disturbed by grading shall be flagged to delineate the extent of the grading.

Implementation Schedule. A note shall be included on the grading plans that these measures are conditions of approval of the tentative map. The City of San Diego Environmental Analysis Section and City of San Diego Engineering and Development Department shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior to the issuance of grading permits, EAS and EDD shall review the grading plans to ensure that these measures are on the plans. The applicant shall retain a soils engineer to monitor the grading and construction. At its discretion, the Planning Department shall conduct field inspections during grading. Only after the Planning Director and the City Engineer approve the grading and other appropriate improvements, a recommendation may be made to the City Council for the release of the subdivision bond.

3) Impacts from Brush Management upon Erosion Potential

Grading would be limited to the minimum area necessary. Potentially significant impacts relating to erosion could result from implementation of the brush management and irrigation plan for the California Terraces Precise Plan, California Terraces VTM, and the

South Palm Vista VTM. Further, an effective landscape maintenance plan requiring weed- and debris-free planting areas would be implemented as a requirement of the HR permit and subsequent VTMs. These measures, in addition to the mitigation measures outlined below, would effectively reduce the potential for increased erosion resulting from compliance with the City's brush management program.

Mitigation, Monitoring, and Reporting Program

a) California Terraces Precise Plan

It shall be a condition of all tentative maps within the precise plan area to prepare a detailed brush management program consistent with the guidelines of the City's Landscape Technical Manual. The plans shall address the plant fuel load clearance required for fire safety. While clearance and plant fuel load reduction is necessary for fire safety, erosion-control measures are included in the brush management program and the California Terraces Precise Plan. These control measures shall be a condition of future tentative maps within the precise plan area. These measures include the limitations on brush removal as noted in the Brush Management Program, sensitive grading techniques, the planting of fire-resistant native ground covers in and around the natural chaparral after grading, a landscape maintenance program, and brush removal methods that do not disturb existing root systems. The applicant shall clearly indicate on the grading and landscape plans the areas that are to receive brush management treatment and maintenance. These measures and programs for the proposed VTMs are discussed in more detail in the Landform Alteration/Visual Quality section. These measures offer adequate safety precautions against erosion and subsequent downstream sedimentation. Brush management zones 2 and 3 would be linear zones placed under common ownership and maintained by a homeowners association to insure long-term compliance with the Brush Management Program. Clearing and thinning of these zones shall be done on a regular schedule by a professional contractor. Therefore, compliance with City's brush management program would not result in increased erosion.

Implementation Schedule. It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of all subsequent tentative maps within the precise plan. The City of San Diego Planning Department and City of San Diego Fire Department shall verify this is a condition of the precise plan approval prior to approval of the precise plan.

b) California Terraces and South Palm Vista Vesting Tentative Maps

Specific measures to reduce potentially significant erosional impacts to below a level of significance for the California Terraces and South Palm Vista VTMs shall be a condition of approval of the VTMs. Approval of the VTMs shall require a detailed brush

management program consistent with the guidelines of the City's Landscape Technical Manual.

A note shall be included on the grading and landscape plans requiring the applicant to notify the City of San Diego Environmental Analysis Section two weeks before grading begins and for the follow-up inspection after grading is complete. Prior to the issuance of grading permits, EAS shall review the grading plans to ensure that measures regarding geotechnical, landscaping, irrigation, and soils issues are on the plans. The applicant shall retain a soils engineer to monitor the grading and construction. At its discretion, the Planning Department shall conduct field inspections during grading to verify the brush management program is being implemented according to the plan. Only after the Planning Director and the City Engineer approve the final grading and other appropriate improvements, a recommendation may be made to the City Council for the release of the subdivision bond.

C. Biology

1) Impacts to Sensitive Wildlife or Habitat

a) Precise Plan

The loss of 70 percent of Diegan coastal sage scrub (coastal California gnatcatcher habitat), approximately 25 of the 32 vernal pools, and 100 percent of both the small-leaved rose and the San Diego button celery is a significant adverse biological impact which will require coordination with the CDFG's Endangered Plant Program. Impacts to the other sensitive plant and wildlife populations and to sensitive plant communities are also considered to be cumulatively significant, as is the loss of most of the non-native grassland.

b) California Terraces VTM

The loss of 76 percent of Diegan coastal sage scrub (coastal California gnatcatcher habitat), results in a significant impact. The loss of approximately 18 of the vernal pools, 100 percent of the San Diego button celery, on the property is a significant impact. The loss of 100 percent of the small-leaved rose is a significant adverse biological impact. Impacts to the other sensitive plant and wildlife populations and to sensitive plant communities are also considered to be cumulatively significant, as is the loss of most of the non-native grassland.

c) *South Palm Vista VTM*

The loss of 7.6 acres of Diegan coastal sage scrub and 7.5 acres of maritime succulent scrub would be a significant impact. The loss of the 30 square feet (100 percent) of vernal pools on-site and sensitive plant species would also be a significant impact.

Mitigation, Monitoring, and Reporting Program

a) Precise Plan

Impacts to biological resources on a precise plan level as well as for the California Terraces, South Palm Vista, and other subsequent TMs are considered significant and unmitigated. The loss of 70 percent of the California gnatcatcher habitat associated with implementation of the precise plan is considered a significant and unmitigated impact to biological resources. Although a total of 132.5 acres of this habitat (consisting of coastal sage scrub and maritime succulent scrub) would be preserved in natural open space, the impact is not considered mitigated to a level below significance because much of the open space will consist of patches that are probably too small and isolated to support viable populations of California gnatcatcher and because the amount of habitat to be impacted exceeds the amount to be preserved.

Partial mitigation for the impacts to coastal sage scrub can be accomplished by vegetating the banks of all cut slopes with native coastal sage scrub species. Impacts to coastal sage scrub, however, will remain significant and not fully mitigated.

Complete mitigation for these impacts along with the loss of other sensitive species and communities from the project site could only be accomplished by redesign of the project to significantly expand the areas reserved for natural open space. Alternatives to the proposed project are discussed in Section VII of this report.

It shall be a condition of approval of the precise plans that subsequent tentative maps shall have the City of San Diego Environmental Analysis Section review grading and landscaping plans for consistency with the above measures prior to the issuance of a land development permit. After completion of grading and prior to issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program. EAS shall verify this is a condition prior to approval of the precise plan.

b) California Terraces and South Palm Vista VTMs

Partial mitigation of the impacts to vernal pool habitat on California Terraces and the South Palm Vista VTMs would result from the implementation of a vernal pool preservation plan. This plan is included as Appendix C of this report. The vernal pool

preservation/enhancement plan proposes an 11-acre vernal pool preserve with 18 existing pools having a surface area of 13,696 square feet and plans for enhancement of the preserve to support 20 to 49 new pools with 20,200 to 27,500 square feet of surface area (Figure 31). The majority of the preserve would be established on the Otay Corporate Center North project just east of California Terraces. However, the preserve would also include acreage at planning area 17 along the northern edge of the neighborhood park. This preserve would result in no net loss of vernal pool surface area or number of basins. Impacted pools would be replaced by the restoration of pool surface area at a minimum ratio of 3:1. The enhancement plan would also result in an overall increase in pool habitat quality due to rehabilitation and management efforts and incorporation of the preserve with the larger regional permanent open space system.

Criteria for success of the preserve include a goal for increase in gross area of habitat and a species-oriented restoration goal. These goals are to be met at the end of a five-year monitoring program. At least 24 pools supporting 20,200 square feet of habitat must be permanently established, in addition to previously existing pool area within the preserve, at the end of this monitoring period. Success of the program will also be based on the establishment of populations of Otay mesa mint, San Diego button celery, little mousetail, and prostrate navarretia in pools within the preserve. Plant species and abundance will be sampled in the pools to be impacted, and soil of these pools will be sampled for populations of fairy shrimp and other fauna. These data will be analyzed to determine minimum success criteria, to be defined in terms of percent cover for each of these plant taxa, species diversity of pool plant taxa and species diversity of pool plant fauna.

Regular maintenance of the vernal pool preserve areas would be required throughout the establishment of the vegetation including a minimum five-year monitoring period for both uplands and vernal pool areas as described in the plan. The restoration efforts shall be monitored by the subdivider for a minimum five-year period or until the specific success criteria described in the plan have been met. Once the success criteria have been achieved, maintenance of the habitat itself should end as the plant communities mature; however, ongoing maintenance of the barriers and monitoring of trespassing would be required. The following factors should be included in the maintenance contract for the vernal pool preserves:

1. The removal of aggressive nonnative weeds would be necessary during the minimum five-year monitoring periods for the vernal pool and upland habitats. All weeding should be done by using hand tools at least twice in the spring when the pools are dry. The monitoring biologist should monitor and notify the landscape contractor when to remove weeds and which plants require control during the monitoring periods. The need for weeding is expected to decrease substantially by the end of the monitoring period and, provided successful habitat

restoration has been achieved, no long-term weeding requirements are recommended.

2. All barriers, fencing, and signs should be checked and repaired as necessary once every three months. Monitoring of disturbance and maintenance of the barrier and signs would be the responsibility of Pardee Construction Company for the term of the minimum five-year general monitoring period described below and would pass to the permanent trustee at the end of that period.

3. Trash in the preserve areas should be removed once every three months.

4. Any persons found willfully damaging the habitat within the preserves, including but not restricted to trash dumping, off-road-vehicle activity, illegal alien activity, plant removal, and destruction of barriers, should be prosecuted to the full extent of the law. Signs posted in English and Spanish to inform people of the status of the preserve area should also include a description of applicable laws and codes including fines for causing damage to the preserve.

Pardee Construction Company would retain responsibility for maintenance and management of the Dennery Canyon vernal pool preserve for a minimum five-year period or until the success criteria described in the plan have been met for the vernal pool and upland habitats. Ownership of the preserve will be transferred to the City of San Diego as a permanent steward. Pardee Construction Company would be responsible for employing an approved biological consultant to implement the monitoring programs. Other than the above-mentioned initial period, management of the preserve would be the responsibility of the City of San Diego as the ultimate owner of the preserve. The monitoring periods are to begin as stated in the restoration plan.

Long-term maintenance tasks for preserve management include (1) monthly monitoring and repair as necessary of barriers and signs around the preserve; (2) monthly removal of trash; (3) brief annual assessment of the status of target managed species within the preserve by an agency biologist or biological consultant, with the preparation of recommended species management activities, if warranted; (4) implementation of species management activities in consultation with resource agencies, if warranted; and (5) repair of vandalism or damage to pools in the preserve. The perpetual maintenance of the vernal pool preserve would be ensured through the provision of a funding mechanism to the satisfaction of the Director of the Park and Recreation Department prior to transferring ownership of the preserve to the City.

Ownership of the 12-acre preserve would be retained by Pardee Construction Company, its successors, or assigns until (1) an individual 404 permit has been issued (or agreed upon subject to implementation of this plan and transfer of site ownership) by the U.S. Army Corps of Engineers for grading associated with the aforementioned projects and (2)

the final subdivision map has been recorded, creating the preserve area as a legal lot. With the completion of these requirements, Pardee would dedicate to the City of San Diego, and the City of San Diego would accept, Lot B of Otay Corporate Center North and the 2.5-acre area adjacent to the neighborhood park as a natural open space preserve.

Partial mitigation for the impacts to coastal sage scrub can be accomplished by vegetating the banks of all cut slopes with native coastal sage scrub species. Impacts to coastal sage scrub, however, will remain significant and not fully mitigated.

Partial mitigation for the impacts to biological resources for the South Palm Vista VTM has been accomplished by the realignment of Del Sol Boulevard to the south into the South Palm Precise Plan area. However, the impacts to sensitive habitats within the VTM would remain significant and not fully mitigated.

Complete mitigation for these impacts along with the loss of other sensitive species and communities from the project site could only be accomplished by redesign of the project to significantly expand the areas reserved for natural open space. Alternatives to the proposed project are discussed in Chapter 7 of this report.

It would be a condition of approval of the tentative maps that the City of San Diego Environmental Analysis Section review grading and landscaping plans for consistency with the above measures prior to the issuance of a land development permit. After completion of grading and prior to issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program. EAS shall verify this is a condition prior to approval of the tentative maps.

2) Impacts to Wildlife and Sensitive Species from Brush Management

Selective thinning of the vegetation in Zones 2 and 3 as part of the precise plan conceptual map, and proposed California Terraces and South Palm Vista VTMs would contribute to the significant and unmitigated biology impacts to sensitive biological resources described above.

Mitigation, Monitoring, and Reporting Program

a) Precise Plan

Implementation of the following mitigation measures would reduce potentially significant impacts to biological resources as a result of brush management requirements, although not to below a level of significance. A detailed brush management plan shall be prepared for subsequent tentative maps. A qualified biologist will be contracted to monitor the clearing of vegetation in association with brush management during all maintenance periods. This will ensure minimal removal and cutting of native vegetation

in accordance with the guidelines for the Landscape Technical Manual and the brush management plan, thus minimizing impacts to wildlife habitat.

It shall be a condition of approval of the precise plans that subsequent tentative maps shall have the City of San Diego Environmental Analysis Section shall review grading and landscaping plans for consistency with the above measures prior to the issuance of a land development permit. After completion of grading and prior to issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program. EAS shall verify this is a condition prior to approval of the precise plan.

b) California Terraces and South Palm Vista VTMs

The City of San Diego EAS shall ensure that it is a condition of these VTMs that a qualified biologist is contracted to monitor the clearing of vegetation in association with brush management during all maintenance periods. This will ensure minimal removal and cutting of native vegetation in accordance with the guidelines for the Landscape Technical Manual and the brush management plan, thus minimizing impacts to wildlife habitat.

The City of San Diego EAS shall ensure that it is a condition of these VTMs that grading and landscaping plans are reviewed for consistency with the above measures prior to the issuance of a land development permit. After completion of grading and prior to issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program. EAS shall verify this is a condition prior to approval of the VTMs.

D. Cultural Resources

1) Impacts to Significant Cultural Resources

a) California Terraces Precise Plan

Impacts to SDI-6941, Locus D; SDI-7604, Locus E; and SDI-10,200 are considered significant, without completion of the ongoing data recovery and analysis program. Impacts to the other sites would not be significant, since they are either placed in open space or have been determined to be not important.

b) California Terraces VTM

Impacts to SDI-6941, Locus D; SDI-7604, Locus E; and SDI-10,200 are considered significant, without completion of the ongoing data recovery and analysis program.

Impacts to the other sites would not be significant, since they are either placed in open space or have been determined to be not important.

c) **South Palm Vista VTM**

Impacts to SDI-10,210 are not significant, since this site was determined not to be important according to CEQA and City of San Diego guidelines.

Mitigation, Monitoring, and Reporting Program

a) **California Terraces Precise Plan**

Because the value of an archaeological site lies in the research potential of the information contained in the site deposits, it is possible to partially mitigate the loss of information represented by the site's destruction. A data recovery program can be conducted, which, through recovery of archaeological materials, would mitigate impacts to the resources.

Data recovery excavations conducted at SDI-7604E, SDI-10,200, and SDI-6941D and test level retrieval of surface and subsurface artifacts have been determined to represent a sufficient sample to adequately address the research objectives proposed during the test phase by RBR & Associates.

The following mitigation measures would reduce potentially significant impacts from the California Terraces Precise Plan to below a level of significance. These measures shall be a condition of approval for future tentative maps within the precise plan boundary.

1. Completion of the data recovery program at SDI-6941D and artifact analysis and special studies, including radiocarbon dating and faunal analysis.

2. Completion of the detailed analysis of the lithic material recovered from SDI-7604, Locus E and SDI-10,200.

3. Any controlled destruction of archaeological sites shall be conducted by a qualified archaeologist.

4. The feasibility of realigning a portion of proposed Palm Avenue to avoid impacting SDI-6941, Locus D should be evaluated at the tentative map stage.

5. A report will be prepared documenting the findings addressing the research objectives proposed during the test phase.

6. A qualified archaeological monitor should be present during construction grading in the vicinity of SDI-6941, Locus D; SDI-7604, Locus E; and SDI-10,200 to ensure appropriate treatment in the event that unknown buried deposits are encountered.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of all subsequent tentative maps within the precise plan. The City of San Diego EAS shall verify this is a condition of the precise plan approval prior to the approval of the precise plan.

b) California Terraces VTM

The following mitigation measures would reduce potentially significant impacts from the California Terraces VTM to below a level of significance. These measures shall be a condition of the VTM.

1. A data recovery program shall be completed, including radiocarbon dating and faunal analysis at SDI-6941D.

2. Completion of detailed lithic analysis of the artifacts recovered from SDI-7604E and SDI-10,200.

3. Any controlled destruction of archaeological sites shall be conducted by a qualified archaeologist.

4. A report documenting the findings addressing the research objectives proposed during the test phase shall be reviewed and approved by EAS.

5. A qualified archaeological monitor should be present during construction grading in the vicinity of SDI-6941D, SDI-7604E, and SDI-10,200 to ensure the appropriate treatment upon discovery of any unknown buried deposits of cultural debris.

The City of San Diego EAS shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. A qualified archaeologist shall be present to identify the area of constraint which will be flagged prior to construction grading. Upon completion of grading, the area to be capped will be identified. Capping will be completed before building permits are issued.

E. Noise

Noise in the project area would be generated by future traffic on Palm Avenue, SR-905, Otay Mesa Road, Del Sol Boulevard and "A" Street. Noise from these roadways would

exceed the City of San Diego residential standard of 65 CNEL and have a potentially significant adverse noise impact on future residential, school, and park uses in the California Terraces Precise Plan and California Terraces VTM areas on the site. Also, in some commercial areas, if office/professional uses are proposed noise levels could exceed the City's 70 CNEL standard. These represent a significant project-related noise impact.

Interior noise levels could exceed 45 CNEL for residential buildings directly adjacent to the major roadways within the project site. For single-family residences, this would represent a significant impact (City of San Diego 1991). However, this would not represent a significant impact to multi-family residences since these dwellings are regulated by the State Uniform Building Code and City Ordinances (City of San Diego 1991).

There would be no significant vehicular traffic noise impacts to the South Palm Vista VTM area.

If the City Council eliminates the Otay Mesa area from consideration as a site for a new airport, then projected aircraft noise from Brown Field and Rodriguez Field would not pose a significant noise impact to future users of the precise plan area (see Figure 33). If the TwinPort on Otay Mesa is approved, noise generated by the new airport may be incompatible with the proposed residential development on the project site and future acoustical studies to determine its impact would be necessary.

Mitigation, Monitoring, and Reporting Program

a) California Terraces Precise Plan

The following mitigation measures shall be a condition of approval of those subsequent tentative maps within the precise plan boundary, which include the areas shown on Figure 36 as requiring noise mitigation.

The locations of noise barriers and/or setbacks needed to achieve City noise level standards at the ground-floor level are shown in Figure 36 and described in Table 13. Where there are two or more mitigation measures given for a segment on Table 13, any one of the measures would mitigate the noise impact and are considered equal as adequate noise mitigation. Construction of the noise barriers shown in Figure 36 and described in Table 13 shall be a condition of the future tentative maps which include those areas.

The recommended noise barriers would be effective for ground-floor receptors only. Second-story noise levels for residential buildings directly adjacent to Del Sol Boulevard, SR-905, Palm Avenue, and Otay Mesa Road would not be reduced by the noise barriers

recommended in Table 13. Because buildings have not been designed at this planning level, the subsequent tentative map applicant shall demonstrate to the satisfaction of the City's Building Inspection Department that all multi-story single- and multi-family buildings adjacent to major roadways on the tentative map have been designed to achieve an interior standard of 45 CNEL.

Also, if any multi-family buildings adjacent to the major roadways have second-story balconies which are required open space, then these balconies could be exposed to noise levels in excess of the City's 65 CNEL exterior standard. It shall be a condition of each tentative map containing multi-family development adjacent to SR-905, Palm Avenue, Otay Mesa Road, or Del Sol Boulevard that each balcony above the ground floor which is required open space shall meet the City's 65 CNEL noise level standard.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of those subsequent tentative maps which include the areas shown on Figure 36 as needing noise mitigation within the precise plan. The City of San Diego Planning Department shall verify this is a condition of the precise plan approval prior to approval of the precise plan.

b) California Terraces VTM

Since the California Terraces VTM area includes areas shown on Figure 36 as requiring noise mitigation, provision of the noise barriers recommended for the California Terraces Precise Plan shown in Figure 36 and Table 13 which are within the California Terraces Precise Plan area shall be a condition of the VTM.

Where there are two or more mitigation measures given for a segment on Table 13, any one of the measures would mitigate the noise impact and are considered equal as adequate noise mitigation.

It shall be a condition of the VTM that all multi-story residential buildings adjacent to SR-905, Palm Avenue, Otay Mesa Road, and Del Sol Boulevard shall achieve interior noise levels of 45 CNEL or less to meet the applicable City and State standards. The noise technical report (Appendix E of the EIR) states the amount of exterior to interior attenuation required for buildings in each area of the tentative map adjacent to a major roadway.

It shall also be a condition of the VTM that all multi-family balconies on the second-floor or higher which are part of required open space calculations shall meet the City's 65 CNEL exterior noise level standard. The City's standard does not apply to balconies which are not part or required open space.

All noise barriers shown on Figure 36 and Table 13 which are shown within the VTM area shall be constructed prior to issuance of building permits. This shall be a condition of the VTM. All barriers which are berms shall be shown on the grading plans and verified by the Environmental Analysis Section. All walls which are greater than six feet in height shall be shown on the building plans and identified as noise walls. A building permit is required for all walls greater than six feet in height. The Building Inspection Department shall ensure that the noise walls for which permits have been obtained have been built on the project site prior to issuance of building permits for structures to be occupied. All walls under six feet in height shall be inspected by the Planning Department prior to issuance of building permits.

For single- and multi-family buildings taller than one story which are adjacent to SR-905, Palm Avenue, Otay Mesa Road, or Del Sol Boulevard, the applicant shall provide written certification to the satisfaction of the City Building Inspection Department that interior noise levels will meet the 45 CNEL noise level standards. This shall be provided prior to issuance of building permits and shall be a condition of the VTM.

The applicant shall provide written certification to the satisfaction of the City Building Inspection Department that all multi-family balconies on the second-story or above which are adjacent to SR-905, Palm Avenue, Otay Mesa Road, or Del Sol Boulevard and which are part of required open space calculations will meet the City's 65 CNEL noise level standard. This shall be completed prior to issuance of building permits.

c) **South Palm Vista VTM**

As shown in Figure 35, the South Palm Vista VTM area would not be exposed to noise levels above 65 CNEL, the City's standard for residential areas. Noise mitigation is not required for this VTM area.

F. Traffic Circulation

1) Impacts from Project-Generated Traffic

The generation of 50,856 ADT from land uses in the precise plan would create a significant impact upon the traffic circulation system in the Otay Mesa planning area.

Mitigation, Monitoring, and Reporting Program

Traffic impacts resulting from the buildout of the precise plan and the adjacent community can be mitigated to a level below significance by adoption of the precise plan street system in subsequent tentative maps as shown in Figure 39 (USA 1990). All roadway improvements shall meet the City's street design standards. These improvements can be constructed in accordance with the phasing shown in Table 15.

Further mitigation measures are discussed in the second issue question addressing cumulative traffic impacts.

a) **California Terraces Precise Plan**

The following measure shall be a condition of approval of subsequent tentative maps within the precise plan boundary. The circulation system shown in Figure 39 shall be incorporated into the precise plan and the applicable portions of the system shall be shown on all subsequent tentative maps.

It shall be a condition of approval of the precise plan that the applicable above mitigation measures be conditions of subsequent tentative maps within the precise plan. The City of San Diego Engineering and Development Department shall verify this is a condition of the precise plan prior to approval.

b) **California Terraces and South Palm Vista VTMs**

The following measure shall be a condition of approval of subsequent tentative maps within the precise plan boundary. The circulation system shown in Figure 39 shall be incorporated into the applicable subsequent tentative maps.

The City of San Diego Engineering and Development Department shall verify that the circulation system shown on the precise plan and on all subsequent tentative maps are consistent with the system shown in Figure 39 and with the City's street design standards.

Prior to occupancy of the Nth dwelling unit and/or commercial parcel, the circulation system improvements shown in Table 15 shall be completed. Prior to issuance of the occupancy permits for the Nth dwelling unit and/or commercial parcel, the Building and Inspection Department shall inspect the site to verify that the required circulation system improvements shown in Table 15 have been constructed.

2) Impacts to Regional Traffic Circulation from Cumulative Buildout

The traffic generated from the land uses in the proposed precise plan, combined with trips from proposed developments which are outside the precise plan area, would create a cumulatively significant traffic impact.

Mitigation, Monitoring, and Reporting Program

Reducing the vehicle miles traveled by residents and users of the project site would help relieve cumulative impacts to the region's circulation system. Vehicle trips could be reduced by providing access to public transportation. The applicant shall provide any bus stops or shelters required by San Diego Transit to develop needed bus routes through the

project site. If requested by MTDB, the applicant shall work with that agency to develop the trolley line and station along the SR-905/Otay Mesa Road planned route.

It shall be a condition of the precise plan and all subsequent tentative maps that provisions for bus stops and/or shelters shall be provided upon request by the transit agency responsible for the area. It shall also be a condition of the precise plan and subsequent tentative maps that the applicant work with MTDB if the agency requires information regarding the planned trolley line and station near the project site.

EAS shall verify that these conditions have been included in the precise plan and subsequent tentative maps. Subsequent tentative maps shall provide the required measures prior to issuance of occupancy permits.

3) Impacts to Pedestrian and Bicycle Traffic

The proposed precise plan includes provisions for bikeways and pedestrian pathways in accordance with all but one of the recommendations in the Otay Mesa Community Plan.

Mitigation, Monitoring, and Reporting Program

In conformance with the objectives of the Community Plan, lockable bike racks or storage lockers shall be provided at all school sites, parks, and commercial centers. Bikeways and sidewalks shall be constructed in conformance with City standards.

It shall be a condition of the precise plan that all subsequent tentative maps show the bikeways and sidewalks to be constructed. EAS shall verify that this condition is included in the precise plan prior to its approval.

It shall be a condition of the tentative maps that bikeways and sidewalks are constructed in conformance with City standards.

Provision of lockable bike racks or storage lockers at all schools, parks, and commercial areas shall be a condition of the precise plan and all tentative maps which contain these land uses. The City of San Diego Planning Department shall verify that these conditions have been placed on the maps prior to their approval. These measures shall be in place prior to issuance of occupancy permits.

EAS shall verify that bikeways and sidewalks are shown on the tentative maps in conformance with the conditions of the precise plan prior to approval of the tentative maps.

G. Air Quality

Implementation of the proposed project could cause significant direct impacts to regional air quality due to increases in pollutant emissions caused by project traffic. However, the precise plan has incorporated measures which would allow it to conform to the RAQS, including the provision of bike lanes and pedestrian trails to reduce vehicle miles traveled. Further, the applicants for future tentative maps shall work with the City to provide accommodation of bus routes and associated stops within the project area. With the mitigation measures discussed below, direct project impacts to air quality may be reduced to below a level of significance.

Mitigation, Monitoring, and Reporting Program

a) California Terraces Precise Plan

The following mitigation measures shall be a condition of approval of those subsequent tentative maps within the precise plan boundary which include the areas shown on Figure 40 as requiring alternative transportation facilities.

The provision of alternative transportation routes as shown on Figure 40 shall be conditions of approval on all future tentative maps.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of subsequent tentative maps within the precise plan. The City of San Diego Planning Department shall verify this is a condition of the precise plan approval prior to approval of the precise plan.

b) California Terraces VTM

Since the California Terraces VTM area includes areas shown on Figure 40 as requiring alternative transportation modes, provision of these shall be a condition of the VTM.

The alternative transportation routes shall be constructed prior to issuance of building permits. This shall be a condition of the VTM. A site inspection shall be conducted by EAS prior to issuance of building permits to ensure that improvements consistent with the approved precise street system have been properly constructed.

H. Public Services and Utilities

1) Impacts to Schools

The addition of students from the precise plan area and the California Terraces and South Palm VTMs to the area's middle and senior high schools, would be a significant impact due to the existing overcrowding of facilities. These impacts would be alleviated by the

construction of the schools within precise plan in accordance with the Public Facilities Financing Plan and the funding contribution derived from the financing mechanism required as a condition of each VTM.

Mitigation, Monitoring, and Reporting Program

a) California Terraces Precise Plan

The City of San Diego Planning Department shall ensure that it is a condition of approval of future tentative maps within the precise plan boundary that the developer be required to demonstrate that agreements have been made with the affected school districts to ensure that the appropriate funds are made available to the districts prior to recording the final map. Funding could be derived from a Mello-Roos Community Facilities District. This district could cover California Terraces and any other development on the west end of Otay Mesa which is primarily zoned residential, commercial, and industrial. The funds would be used partially to finance construction of the new schools on-site and could also be used to provide portable classrooms at the schools which would be affected by students as described above generated from the initial phases of development. Implementation of those applicable portions of the Public Facilities Financing Program shall be a condition of subsequent tentative maps. Alternative school site locations are discussed in Section VI of this report. The City shall ensure this is a condition prior to approval of the precise plan.

b) California Terraces and South Palm Vista VTMs

The City of San Diego Planning Department shall ensure that it is a condition of these tentative maps that the developer be required to demonstrate that agreements have been made with the affected school districts to ensure that the appropriate funds are made available to the districts prior to recording the final map. Funding could be derived from a Mello-Roos Community Facilities District. This district could cover California Terraces and any other development on the west end of Otay Mesa which is primarily zoned residential, commercial, and industrial. The funds would be used partially to finance construction of the new schools on-site and could also be used to provide portable classrooms at the schools which would be affected by students as described above generated from the initial phases of development. Implementation of those applicable portions of the Public Facilities Financing Program shall also be a condition of these tentative maps.

Agreements shall be made between the developer and affected school districts prior to approval of Final Maps ensuring that funds are available for acquisition and construction of required school facilities. Prior to issuance of any building permits within the precise plan area, the school sites for the phase to be developed shall be approved by the San

Ysidro Elementary School District and the Sweetwater Union High School District and the Public Facilities Financing Plan shall be implemented according to the schedule.

2) Impacts to Water Utilities

If development in the area occurs without upgrading the existing water pump station, potentially significant impacts would occur.

Mitigation, Monitoring, and Reporting Program

Water and sewer studies shall be submitted to the Water Utilities Department prior to approval of any final maps to mitigate the potentially significant impacts identified above. The water study shall include a study of reclaimed water transmission and on- and off-site distribution facilities. The Water Utilities Department director shall approve the studies and Clean Water Program staff shall review the reclaimed water study included as part of the water study. Approval of the studies may require subsequent environmental review of the project, if deemed necessary by the Development and Environmental Planning Division. Any significant impacts identified during subsequent environmental review shall be mitigated to reduce the impacts.

Prior to approval of any final map, off-site water and sewer improvements shall be designed and installed by the project applicant, as recommended in approved studies, to the satisfaction of the Water Utilities Department director. Additional environmental review will be necessary prior to construction of any off-site facilities.

Prior to issuance of any building permits, the project applicant shall design and install all on-site water and sewer facilities, as recommended in approved studies, including construction of a water storage reservoir approved by the Water Utilities Department, to the satisfaction of the Water Utilities Department director.

Prior to issuance of building permits, written verification shall be obtained from the Water Utilities Department to ensure that water and sewer service would be provided to the project (in the form of a "will-serve" letter addressed to the applicant and the Development and Environmental Planning Division).

The foregoing measures shall be implemented through conditions of approval for the proposed precise plan and VTM. All mitigation measures required as part of this EIR, and any mitigation measures required if subsequent environmental analysis of the water and sewer studies is considered necessary and significant impacts are identified, shall be noted on the grading plan (VTM). Prior to issuance of the grading permit, the Development and Environmental Planning Division, Water Utilities Department, and the Clean Water Program shall review the plan to ensure implementation of these measures.

All facilities shall be in place prior to issuance of any building permits. The cost of implementing this mitigation shall be the responsibility of the project applicant.

I. Paleontology

In implementing the proposed precise plan and subsequent tentative maps, including the proposed California Terraces and South Palm Vista VTMs, within the precise plan boundary, the potential for paleontological impacts exists. However, these potentially significant impacts can be reduced to below a level of significance by implementing the mitigation measures cited below.

Mitigation, Monitoring, and Reporting Program

a) California Terraces Precise Plan

The following mitigation measures shall be a condition of approval of subsequent tentative maps and land development permits within the precise plan boundary.

A program for the recovery of paleontological resources during grading and earthwork shall be implemented. This program will include the following steps:

1. A qualified paleontologist and/or paleontological monitor shall be retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or master's degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

2. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. These duties are defined as follows:

    a. Monitoring. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the San Diego Formation and the Otay Formation to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

b. Salvaging. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact EAS. The EAS must concur with the salvaging methods before construction is allowed to resume.

c) Preparation. Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

d) Monitoring Results Report. A monitoring results report, with appropriate graphics, summarizing the results, even if negative, analysis, and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program.

3. The Project Manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.

4. A report of findings, even if negative, shall be filed with the City of San Diego Environmental Analysis Section and the San Diego Natural History Museum prior to issuance of building permits.

It shall be a condition of approval of the precise plan that the above mitigation measures be conditions of all subsequent tentative maps within the precise plan. The City of San Diego Planning Department, Environmental Analysis Section shall verify this is a condition of the precise plan approval prior to approval of the precise plan.

b) California Terraces and South Palm Vista VTMs

Measures to reduce potentially significant impacts to below a level of significance for the California Terraces and South Palm Vista VTMs as made a condition of approval of the precise plan shall be:

1. A qualified paleontologist and/or paleontological monitor shall be retained to implement the monitoring program. A qualified paleontologist is defined as an individual with a Ph.D. or master's degree in paleontology or geology who is a recognized expert in the application of paleontological procedures and techniques, such as screen washing of materials and identification of fossil deposits. A paleontological monitor is defined as an individual who has experience in the

collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist.

2. The qualified paleontologist shall attend any preconstruction meetings to consult with the excavation contractor. The requirement for paleontological monitoring shall be noted on the construction plans. The paleontologist's duties shall include monitoring, salvaging, preparing materials for deposit at a scientific institution that houses paleontological collections, and preparing a results report. These duties are defined as follows:

   a. Monitoring. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed areas of the San Diego Formation and the Otay Formation to inspect for well-preserved fossils. The paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

   b. Salvaging. In the event that well-preserved fossils are found, the paleontologist shall have the authority to divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely manner. Recovery is anticipated to take from one hour to a maximum of two days. At the time of discovery, the paleontologist shall contact EAS. The EAS must concur with the salvaging methods before construction is allowed to resume.

   c. Preparation. Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses paleontological collections (such as the San Diego Natural History Museum).

   d. Monitoring Results Report. A monitoring results report, with appropriate graphics, summarizing the results, even if negative, analysis, and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological monitoring program.

3. The Project Manager shall notify EAS staff of any preconstruction meeting dates and of the start and end of construction.

4. A report of findings, even if negative, shall be filed with the City of San Diego Environmental Analysis Section and the San Diego Natural History Museum prior to issuance of building permits.

A note shall be included on the grading plans that the above measures are conditions of approval of the tentative map. The City of San Diego Planning Department, Environmental Analysis Section shall ensure these measures are conditions of the tentative map prior to approval of the tentative map. Prior to issuance of grading permits, EAS and EDD shall review the grading plans to ensure that these measures are on the plans.

Prior to grading activities, verification that a qualified paleontologist and/or paleontological monitor has been retained to implement the monitoring program shall be provided.